

Commercial

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28C Scimitar Court,
Cardiff Road, Taffs Well,
Cardiff, CF15 7RF
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28C Scimitar Court, Cardiff Road

Weekly Rental of **£185**



Location

For Sat Nav users: Postcode CF15 7RF

Situated within the buoyant town of Taffs Well, this unit presents a unique opportunity to run a retail business, just a stone's throw from the M4.

Taffs Well is strategically located just off the A470 Cardiff to Merthyr Tydfil dual carriageway. Junction 32 of the M4 motorway lies approximately 3 miles to the south.

The premises is set within a predominant retail area being nearby to both national and local businesses and has the benefit of a large volume of footfall.

Description

The premises is a ground floor retail unit benefitting from mains electricity and water. There is wooden flooring throughout with painted walls and ceiling. The main retail area has a large aluminium framed window to the front elevation. To the rear of the retail area is a storage cupboard, staff kitchen area and WC.

The premises comes with the benefit of one car parking space to the rear of the property.

Accommodation

28C Scimitar Court

	sq.m	sq.ft
Retail Area	24.27	261
Storage	1.87	20
Kitchen Area	2.81	30
WC	1.15	12
Total	30.10	324
Total NIA	28.95	312

Please note all measurements are approximate and have been undertaken on a Net Internal Area (NIA) basis.

Rent

£185 per week.

Terms

A new full repairing and insuring lease for a term of years to be agreed.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Rateable Value/Council Tax

Interested parties are advised to make their own enquiries with the Rhondda Cynon Taf Council in order to verify.

2023/2024 Rateable Value is £4,700 per annum.

The business multiplier for Wales 2021/2022 is 0.535p in the pound.

The property is entitled to small business rates relief and the previous landlord did not pay any. Please enquire with the local council to verify.

EPC

The Energy Performance Certificate is available on request.

Viewing Arrangements

Strictly by appointment only through the sole letting agents.

Contact: Will Gamlin

Tel: 02922 671555

Email: williamgamlin@hrt.uk.com

Directions

For Sat Nav users: Postcode CF71 7AR

Viewing strictly by appointment through Herbert R Thomas

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.