

Retail/Office Unit, 38a Station Road, Llanishen, Cardiff. CF14 5LT



Estate Agents and
Chartered Surveyors

Quoting Rent

£12,000pax



**Gross Floor Area
38.31 sq.m (412 sq.ft)**



Retail/Office Unit

- Neighbourhood shopping parade
- Available for immediate occupation
 - Parking to rear

Property Description

The unit available comprises a retail/showroom/office most recently utilised as an opticians, with an additional office/consulting/treatment room towards the rear of the property.

The accommodation benefits from carpet/wood flooring, strip/spot lighting, WC and tea-point facilities along with parking area to the rear of the property.

Tenure

Leasehold

Energy Efficiency Rating

89 : D

Floor Area Approx

**38.31 sq.m
(412 sq.ft)**

Viewing

By appointment only

Location

Llanishen is a primarily residential suburb approximately 3.5 miles north of Cardiff City Centre. The B4562 runs east to west through the centre of the suburb and in the west gives access to the A469 (Caerphilly Road/Thornhill Road) which in turn gives access into Cardiff City Centre.

The property has prominent street frontage to Station Road, which forms part of the B4562, a neighbourhood main thoroughfare retail parade within a mixed commercial and residential area to a sought after area.

Other occupiers within the vicinity include NatWest Bank, Co-op Convenience Store and a number of local traders, to include estate agents, bakery, charity shop, plus the Llanishen Hub and Library.

The car parking area for the property is accessible via a rear lane off Kimberley Terrace.

Accommodation

The accommodation briefly comprises:

Shop front/Showroom/Office
Consultant/Treatment Room/Office
Hallway/Tea point/Storage Area
W.C.

Gross Internal Area – 38.31 sq m (412 sq ft)

Tenure/Terms

The accommodation is available on an Effectively Full Repairing and Insuring basis for a flexible term of years to be negotiated.

Energy Performance Certificate

The subject property has an EPC rating of:

Energy Efficiency Rating

89 : D

Copy certificate available on request.

Rateable Value

Our inspection of the rating list shows the following assessment for the subject property:-

Rateable Value

£ 8,700

Rates Payable (2024/2025)

£ 4,889

The current Rateable Value of the property for the period 2024/25 is based on UBR multiplier of £0.562, however, we strongly advise all interested parties they must rely on their own enquiries of the Local Authority on tel: 029 20 871491/2 to confirm the above figures and in some instances some relief may be applied.

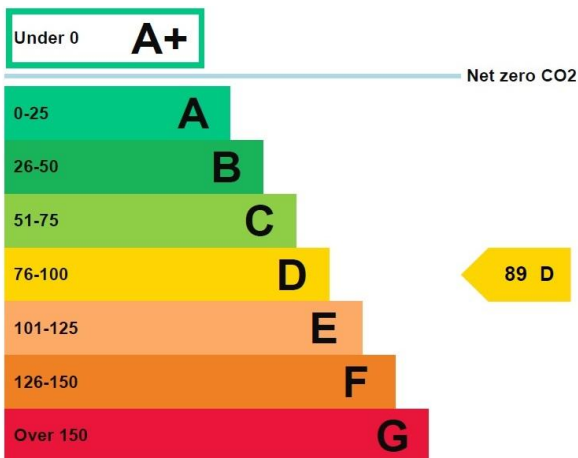
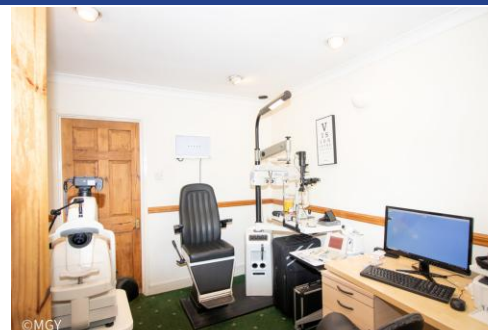
Legal Costs

Each party to bear their own legal costs incurred in the transaction.

VAT

All figures are quoted exclusive of V.A.T. where applicable.

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