

31b Ludlow Street,
Penarth. CF64 1EX



Estate Agents and
Chartered Surveyors

Quoting Rent

£12,500pax



**Gross Floor Area
40 sq.m (430 sq.ft)**



OFFICE/RETAIL UNIT TO LET

- Located close to the town centre of Penarth
- Suitable for retail/office use

Property Description

Showroom office space offering glazed frontage.

The unit benefits from spot lighting, tiled flooring, W.C. facility to rear.

Tenure

Leasehold

Energy Efficiency Rating

55 : C

Floor Area Approx

40 sq.m (430 sq.ft)

Viewing

By appointment only

Location

Penarth is a seaside town overlooking the Severn Estuary within the Vale of Glamorgan, and is situated approximately 5 miles south west of Cardiff City Centre.

There is relatively swift access to the M4 via Cogan Spur (A4044) the Grangetown link road dual carriageway (A4232) which leads to Junction 33 via Culverhouse Cross.

The subject property is situated to a prominent position on Ludlow Street located close to the Penarth Town Centre, within close proximity to Plassey St, High St, Albert Rd and Windsor Road which runs directly through the town centre.

Accommodation

The accommodation briefly comprises:

Ground Floor Total Area 40 sq.m. (430 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 property has an EPC rating of:

Energy Efficiency Rating

55 : C

Copy certificate available on request.

Rateable Value

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

Rateable Value

£ 8,500.00

Rates Payable (2024/2025)

£ 4,777

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: 01446 700111 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.

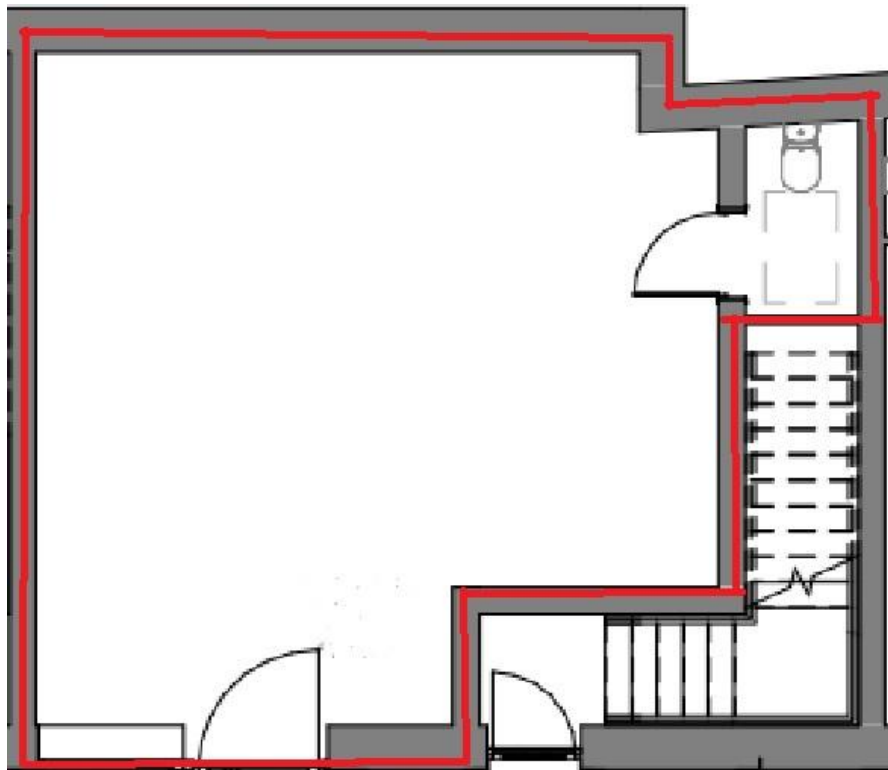
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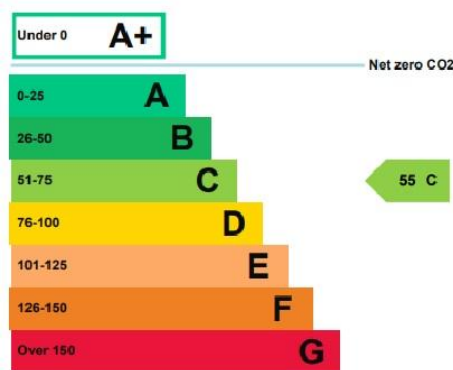
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LANDMARK INFORMATION Plotted Scale - 1:5000. Paper Size - A4



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PLEASE NOTE PLANS ARE NOT DRAWN TO SCALE AND ARE FOR IDENTIFICATION PURPOSES ONLY



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Cardiff 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



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