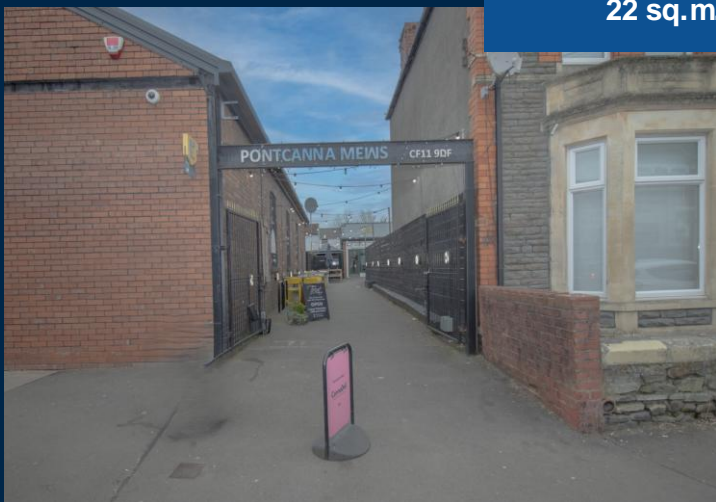




**6B PONTCANNA MEWS,  
KINGS ROAD,  
CARDIFF. CF11 9DH**



**FLOOR AREA  
22 sq.m. (237 sq.ft.)**



**GROUND FLOOR REAR  
RETAIL/OFFICE/STUDIO/TREATMENT ROOM**

- Monthly Rent from £750pcm. (£9,000pax)
- Sought after location in popular affluent suburb

This ground floor retail/office/studio/treatment room is located to the rear of Unit 6, which is currently operating as a hair salon. The available treatment room (Unit 6b) is accessed through a Upvc glazed shop front (Unit 6).

The room benefits from drop lighting to the treatment room area, laminate flooring, roof lights providing natural light, Tea-point and shared W.C facility.

Available from 20/04/25

## LOCATION

The subject property is situated to a purpose built commercial block within the well regarded suburb of Pontcanna. The unit is located to the rear of 198 - 200 Kings Road which in turn is situated to a prominent corner position to its junction with Severn Grove.

Other occupiers within the vicinity both national and independent include Canna Deli, Treat Chocolate & Gift Boutique, Cinnamon Tree and The Co-Op Food Stores.

## ACCOMMODATION

The accommodation briefly comprises:

Ground Floor 22 sq.m. (237 sq.ft.)

including Tea-point

Shared WC facility

**TOTAL SPACE AVAILABLE - 22 sq.m. (237 sq.ft.)**

**TENURE: LEASEHOLD**

**ENERGY EFFICIENCY RATING: C : 61**

**FLOOR AREA APPROX: 22 SQ.M. (237 SQ.FT.)**

**VIEWING: STRICTLY BY APPOINTMENT**

## TENURE/TERMS

The accommodation is available on an Internal Repairing and Insuring basis for a flexible term of years to be negotiated. Further information can be made available upon request.

Available from 20/4/2025.

## SERVICE CHARGES

Service charge is to be levied with respect to common expenditure. Further information can be made available upon request.

## RATEABLE VALUE

We have been advised that the room available is exempt from commercial business rates, however we strongly advise that interested parties make their own enquiries with the Commercial Rates Department on 029 20 871491/2.

## ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of

**Energy Efficiency Rating**

**C : 61**

Copy certificate available on request.

## LEGAL COSTS

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

## VAT

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





# 6B PONTCANNA MEWS, KINGS ROAD, CARDIFF. CF11 9DH



PLEASE NOTE PHOTOS ARE FOR ILLUSTRATIVE PURPOSES ONLY. FITTINGS ARE TO BE REMOVED.



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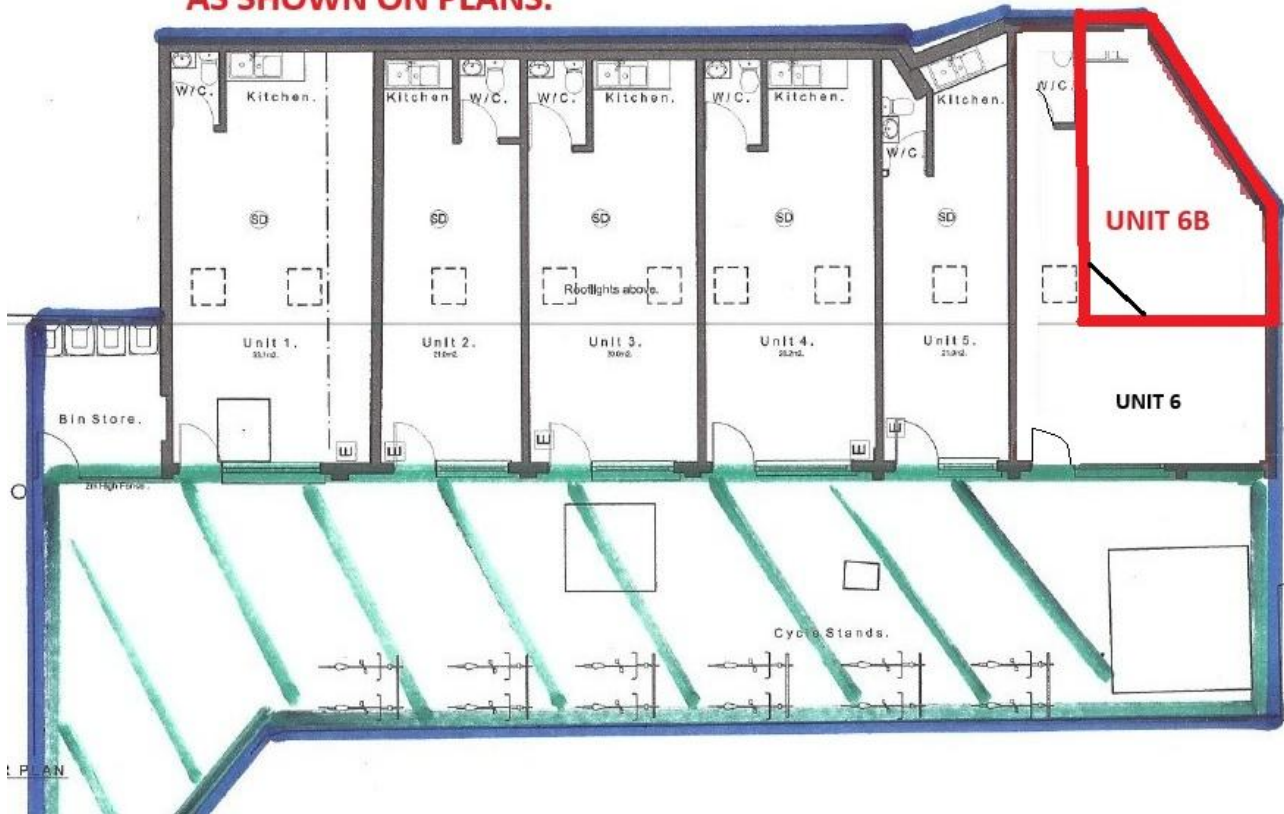


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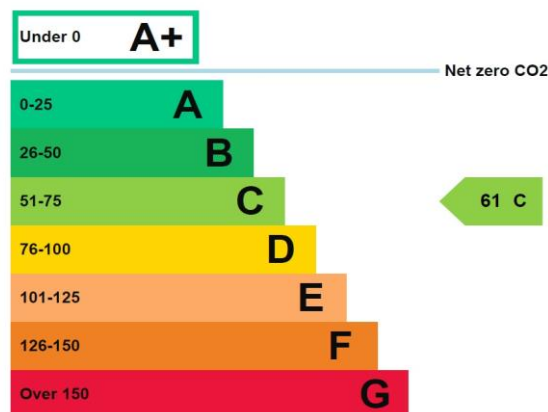


# 6B PONTCANNA MEWS, KINGS ROAD, CARDIFF. CF11 9DH

**UNIT 6B IS ACCESSIBLE VIA UNIT 6 ENTRANCE.  
AS SHOWN ON PLANS.**



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



**CARDIFF** 029 2046 5466  
13 Mount Stuart Square, Cardiff Bay, Cardiff,  
South Glamorgan, CF10 5EE



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