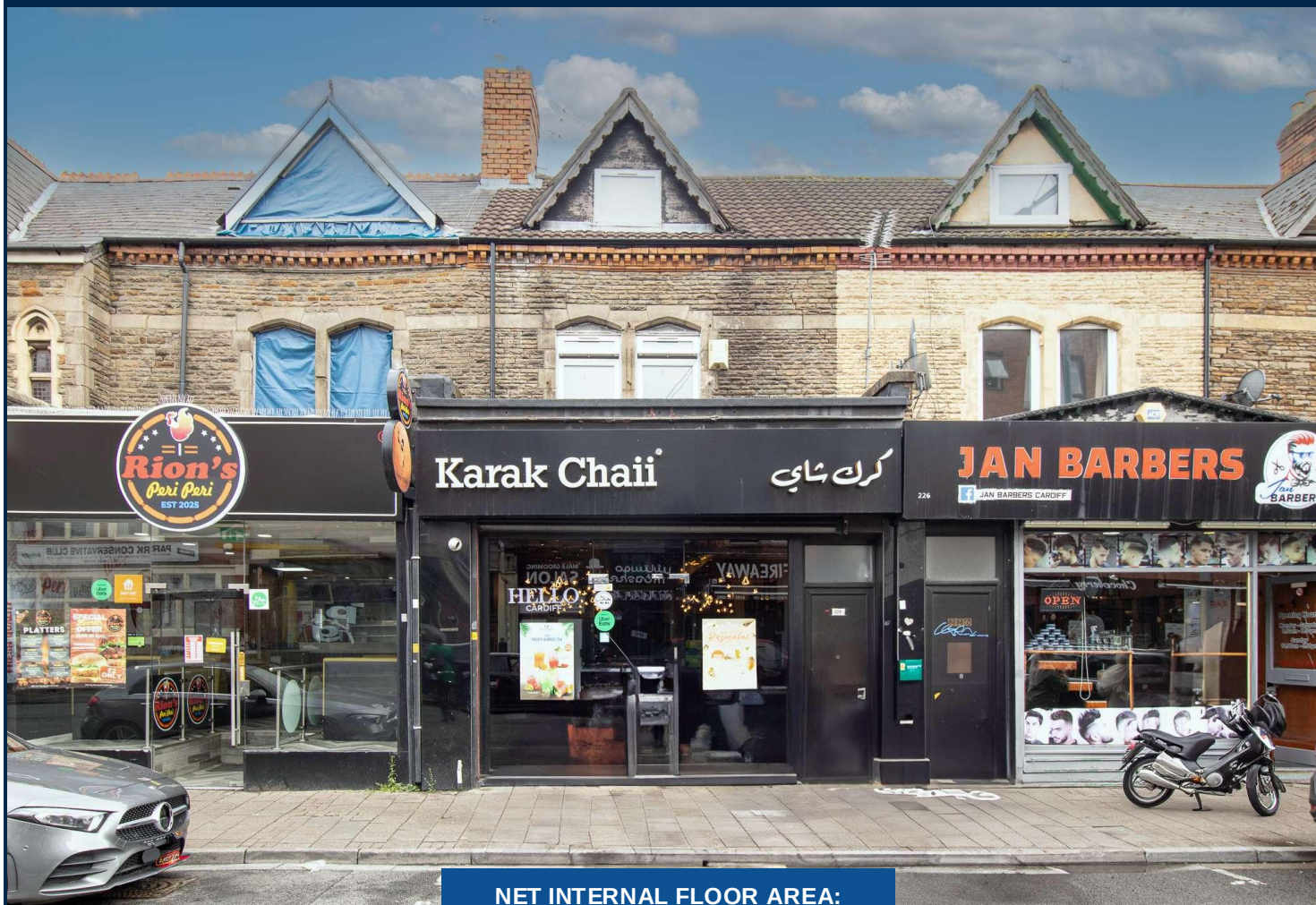




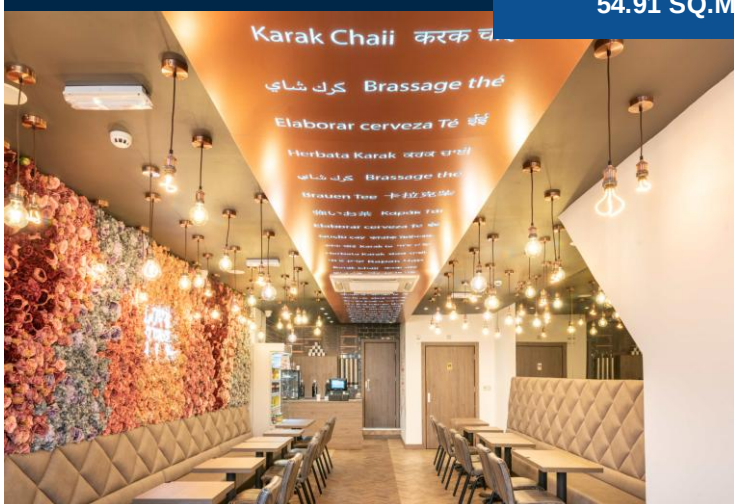
228 CITY ROAD,
CARDIFF.
CF24 3JH

RENT

£29,000PAX



NET INTERNAL FLOOR AREA:
54.91 SQ.M (591 SQ.FT)



A3 RETAIL/RESIDENTIAL OPPORTUNITY TO LET

- FLEXIBLE TERMS
- SOUGHT AFTER LOCATION
- CLOSE PROXIMITY TO CARDIFF CITY CENTRE
- A3 RETAIL/RESIDENTIAL

This retail/residential opportunity comprises of a ground floor A3 restaurant with self-contained residential accommodation to the upper floors.

The ground floor comprises of a well presented, fully fitted and recently refurbished restaurant with disabled W.C, office space and commercial kitchen. Outdoor area to rear with storage outbuilding.

A premium is to be applied for kitchen equipment plus restaurant fixtures and fittings.

The first and second floors comprise a self-contained flat with 2no. bedrooms, W.C, 2no. 3-piece shower rooms and open plan kitchen/living.

LOCATION

City Road is a popular retail area, located within 1 mile to the east of Cardiff City Centre running between Newport Road and connecting with the junction with Albany Road / Crwys Road. The property lies to the Northern end of City Road with a good proportion of local amenities thereto.

A variety of Shops, Restaurants and Take-Aways operate within the vicinity with both National and Independent Occupiers to include City Heights, Premier and Tesco.

The area is also a thriving hub for the city's university student population, as both residents and visitors.

ACCOMMODATION

The accommodation briefly comprises:

Ground Floor -

Restaurant
Disabled W.C.
Office space
Commercial Kitchen
W.C.

Total Net Internal Area - 54.91 sq.m (591 sq.ft)

First Floor (Residential) -

Flat
Bedroom 1
W.C.
3-piece bathroom
Dining/living/kitchen

Second Floor -

Bedroom 2

TENURE: LEASE ASSIGNMENT / POTENTIAL NEW LEASE

ENERGY EFFICIENCY RATING: C:55

FLOOR AREA APPROX: 54.91 SQ.M (591 SQ.FT)

VIEWING: STRICTLY BY APPOINTMENT

TENURE/TERMS

The accommodation is available on a lease assignment or potentially a new lease. Effectively Full Repairing and Insuring terms.

PREMIUM

A premium of £130,000 is applicable.

RATEABLE VALUE

It is advised 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

D : 79

Copy certificate available on request.

LEGAL COSTS

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

VAT

In accordance with the Finance Acts of 1989 and 1997, VAT may be applicable to the rental amount. Prospective tenants are advised to determine the VAT implications prior to entering into any agreement.

ANTI-MONEY LAUNDERING

The successful tenant will be required to provide the necessary information to comply with Anti-Money Laundering (AML) regulations once the Heads of Terms have been agreed.



228 CITY ROAD, CARDIFF. CF24 3JH



Promap
LANDMARK INFORMATION

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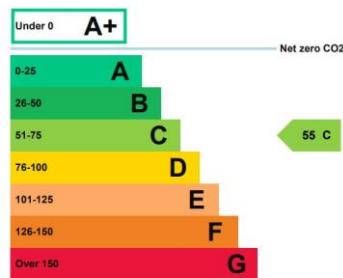
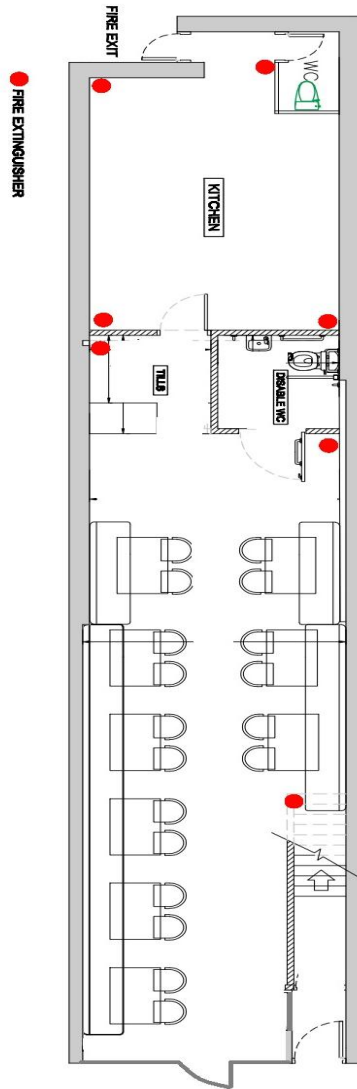


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228 CITY ROAD, CARDIFF. CF24 3JH

PLANS ARE NOT TO SCALE AND ARE FOR IDENTIFICATION PURPOSES ONLY

GROUND FLOOR PLAN



CARDIFF 029 2046 5466

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



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