

4 Plymouth Road, Penarth

Vale of Glamorgan. CF64 3DH



Estate Agents and
Chartered Surveyors

TO LET

**From
£450pcm**



Gross Floor Area
From 7.59 sq.m. (82 sq.ft.) to
96.45 sq.m. (1,038 sq.ft)



Individual or Combined Suites of Office/Treatment Rooms

Property Description

The office/treatment rooms available are located to the lower ground and second floor of a four storey Grade II listed commercial use property, comprising of dental/clinical use treatment rooms within the remaining occupied floors.

The premises benefit from 2no. Office/Treatment Rooms to the basement with 3no. Office/Treatment Rooms to the second floor with WC facility plus tea-point and waiting/reception area.

Tenure

Leasehold

Energy Efficiency Rating 96 : D

Floor Area Approx From 7.59 sq.m.

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 southwest 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 Plymouth Road located to the fringe of Penarth Town Centre, within close proximity to the junctions of Stanwell, Plymouth and Hickman Road.

Accommodation

The accommodation briefly comprises:

LOWER GROUND FLOOR

Front Room 1	25.7 sq.m (276 sq.ft)
Room 2	21.53 sq.m (232 sq.ft)
TOTAL AREA	47.23 sq.m (508 sq.ft)

SECOND FLOOR

Front Room 1	21.99 sq.m (237 sq.ft)
Middle Room 2	7.59 sq.m (82 sq.ft)
Rear Room 3	19.64 sq.m. (211 sq.ft)
TOTAL AREA	49.22 sq.m. (530 sq.ft)

plus Tea-point, Reception/Waiting Area/Staffroom and WC Facility

Tenure/Terms

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

Floor by floor basis:

Lower Ground Floor Suites £900pcm £10,800p.a.x

Second Floor Suites £1,200pcm £14,400p.a.x

Service Charge

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

Energy Performance Certificate

The subject property has an EPC rating of:

Energy Efficiency Rating 96 : D

Copy certificate available on request.

Rateable Value

It is advised that interested parties make their own enquiries with the Commercial Rates Department on 029 20 871491/2.

Legal Costs

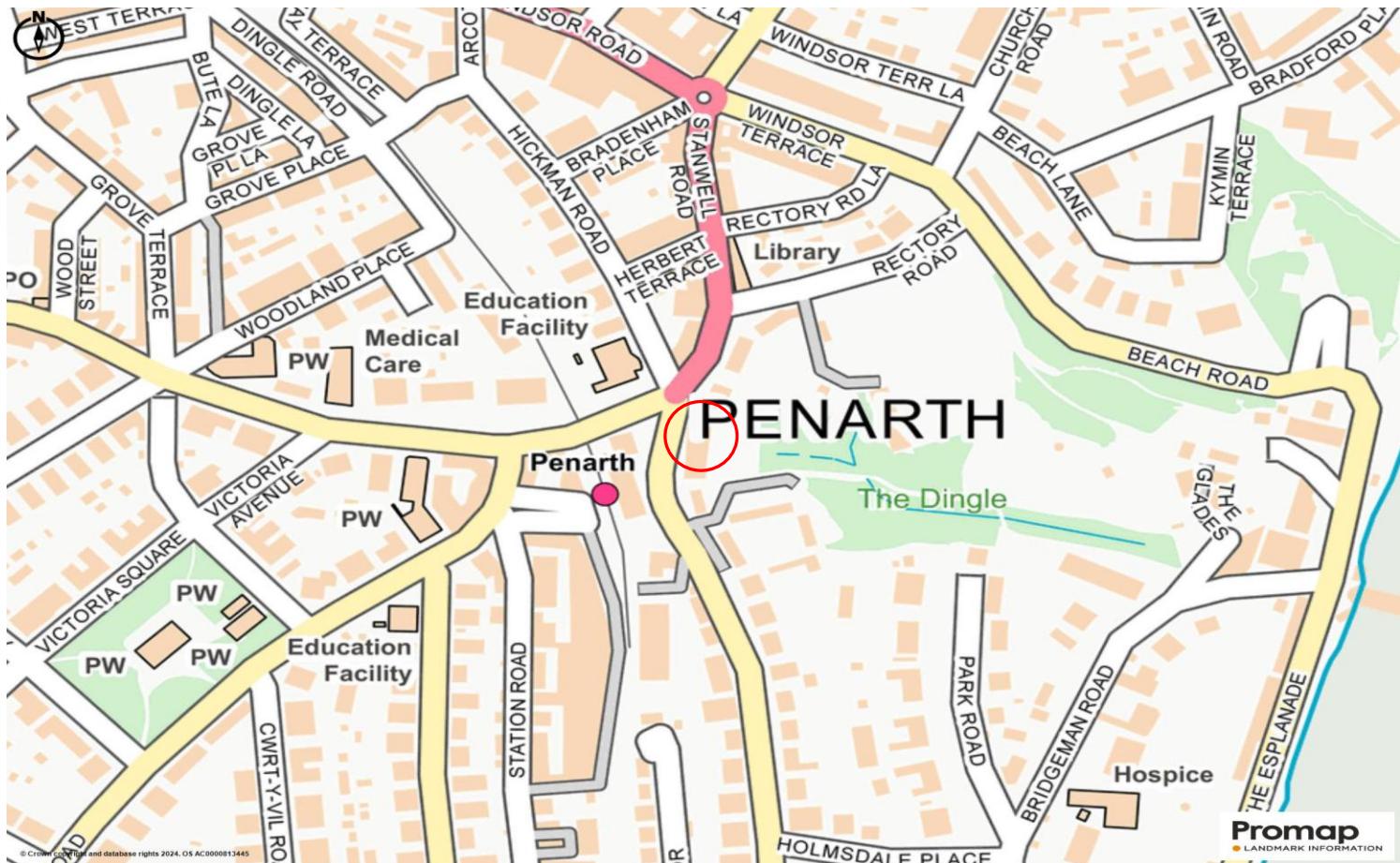
Each party to bear their own legal costs incurred in the transaction.

VAT

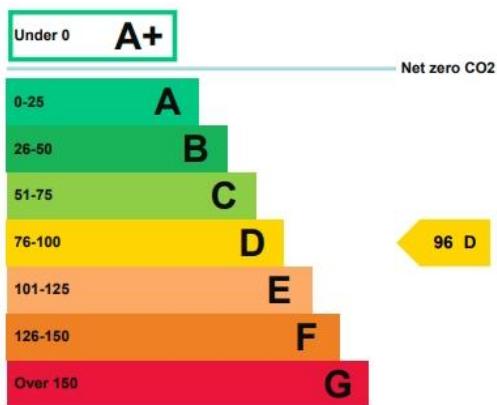
All figures are quoted exclusive of V.A.T. where applicable.

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