



2A LECKWITH ROAD,  
CARDIFF.  
CF11 8HJ

RENT

**£16,000 PAX**



NET INTERNAL FLOOR AREA:  
216.86 SQ.M (2,334 SQ.FT)



TO LET

**SELF CONTAINED OFFICE/STUDIO/RETAIL**

- SOUGHT AFTER LOCATION WITHIN A POPULAR SHOPPING SUBURB
- PROMINENT POSITION WITH FRONTRAGE TO A BUSY ROUTE (B4267)
- MAY BE SUITABLE FOR A VARIETY OF USES (SUBJECT TO THE NECESSARY CONSENTS)
- FLEXIBLE TERMS

This two-storey terraced property offers two floors of retail/office/studio space.

The unit benefits from metal framed shop front with suspended ceilings, spot lighting, kitchen/staff room, W.C. Facilities and electronically controlled roller shutter security door.

The available space may be suitable for a variety of uses subject to the necessary consents.

#### TENURE: LEASEHOLD

#### ENERGY EFFICIENCY RATING: TBC

#### FLOOR AREA APPROX: 216.86 SQ. M (2,334 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.

#### 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	TBC
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Copy certificate available on request.

#### LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction. deposit may be payable subject to prior agreement.

#### REFERENCES/DEPOSITS

A prospective tenant may need to provide Financial, Trade and Landlord references contact details upon request. A deposit may be payable subject to prior agreement.

#### 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.

#### ANTY-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

#### LOCATION

Leckwith Road(B4267) is a main thoroughfare within a mixed use location comprising both national and local occupiers. The thoroughfare runs from Llandough Hill in the East, past Cardiff City Football Stadium, Capital Retail Park and leads to Cowbridge Road East in the Canton area of the City.

The property is ideally located to the Canton end of Leckwith Road within close proximity to its junction with Cowbridge Road East Road(A4161) and Llandaff Road (B4267).

Other occupiers within the vicinity include both independent and national occupiers to include the Principality Building Society, Natwest, Tesco, and Wetherspoons.

#### ACCOMMODATION

The accommodation briefly comprises:

Ground Floor -

Office/Reception Room	93.1 sq.m (sq.ft)
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Office/Store Room	77.27 sq.m (756 sq.ft)
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Kitchen/Staff Room	22.19 sqm (239 sq.ft)
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2no. W.C's

First Floor -

Store Room	24.3 sq.m (262 sq.ft)
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<b>Total Net Internal Area</b>	<b>216.86 sq.m (2,334 sq.ft)</b>
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Plotted Scale - 1:4000. Paper Size - A4



M G Y . C O . U K

2A LECKWITH ROAD, CARDIFF. CF11 8HJ

**EPC – To be confirmed**

**CARDIFF 029 2046 5466**

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



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