



**5 RAILWAY TERRACE,  
PENARTH.  
CF64 2TT**

PRICE

**£9,000PAX**



**NET INTERNAL AREA:  
36.95 SQ.M (397 SQ/FT)**



## **COACH HOUSE LIGHT INDUSTRIAL/WORKSHOP/STUDIO TO LET**

- MAY BE SUITABLE FOR A VARIETY OF USES SUBJECT TO THE NECESSARY CONSENTS
  - POTENTIAL TO SPLIT INTO 2 SEPARATE UNITS
  - LOCATED CLOSE TO THE TOWN CENTRE OF PENARTH
    - FLEXIBLE TERMS

A self-contained converted/refurbished and extended coach house comprising ground and first floor Light Industrial/workshop/studio unit.

The ground floor Light Industrial/Workshop/Studio unit benefits from a combination of rubber foam flooring, spot lighting, kitchen, W.C, under stairs storage and electric roller shutters. The first floor Light Industrial/Studio/Workshop unit benefits from rubber flooring, inset lighting.

This Light Industrial/Studio/Workshop unit further benefits from 24-hour CCTV and security.

**TENURE: LEASEHOLD**

**ENERGY EFFICIENCY RATING: E:110**

**FLOOR AREA APPROX: 36.95 SQ.M (398 SQ FT)**

**VIEWING: STRICTLY BY APPOINTMENT**

## 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 the rear lane of Railway Terrace close to the Penarth Town Centre, within close proximity to Dingle Road Railway Station and Windsor Road (A4160) which runs directly through the town centre.

## ACCOMMODATION

The accommodation briefly comprises:

### Ground Floor -

Workshop/Kitchen/W.C	16.67 sq m (179 sq.ft)
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### First Floor -

Office/Workshop	20.28 sq m (218 sq.ft)
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<b>Net Internal Area</b>	<b>36.95 sq m (397 sq ft.)</b>
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## TENURE/TERMS

The accommodation is available on an Effectively Full 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 Vale of Glamorgan Commercial Rates Department.

## 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.

## 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.

## AML (ANIT-MONEY LAUNDERING)

The successful tenant will be required to provide the necessary information to comply with Anti-Money Laundering (AML) regulations.

## VAT

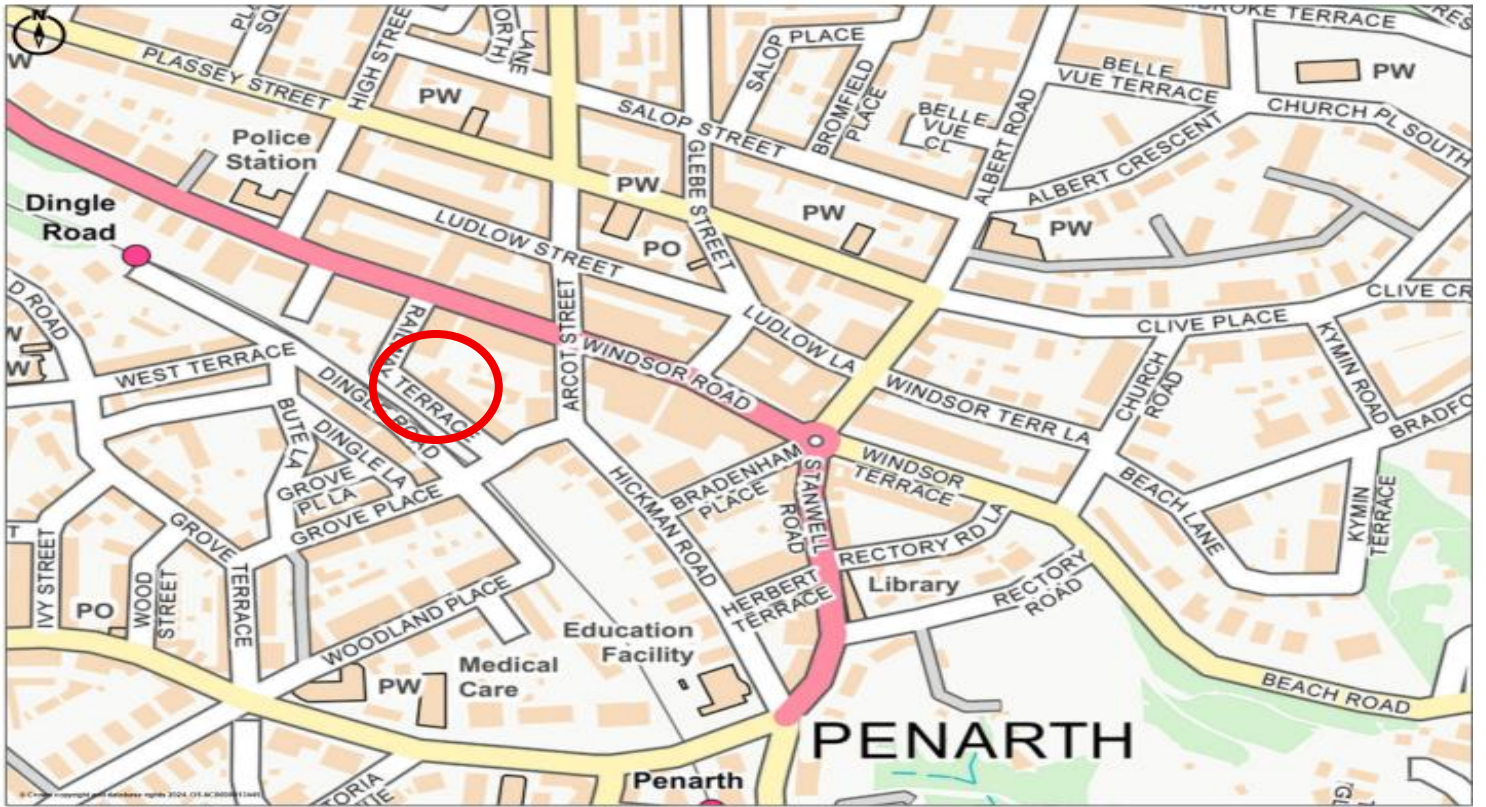
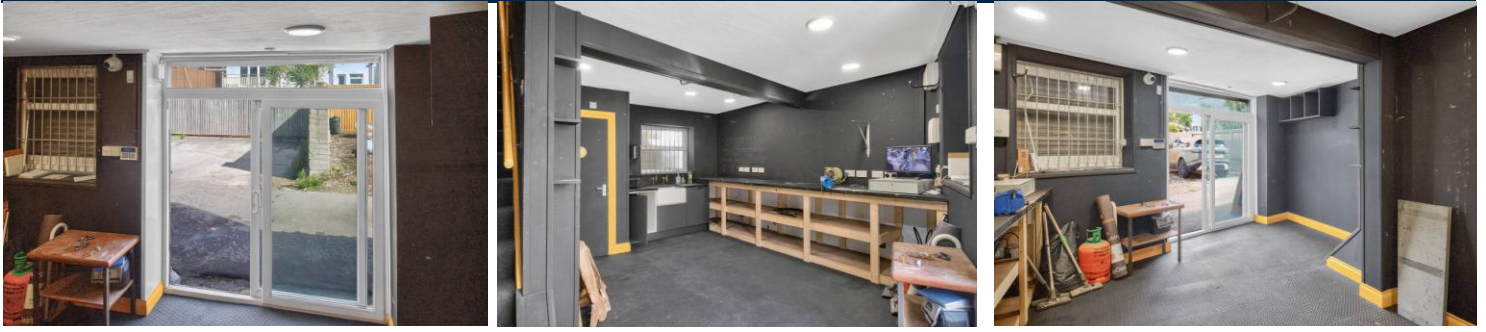
In accordance with the Finance Acts of 1989 and 1997, VAT may be applicable to the rental amount. Prospective tenants are advised to determine the VAT implications prior to entering into any agreement.



**M G Y . C O . U K**



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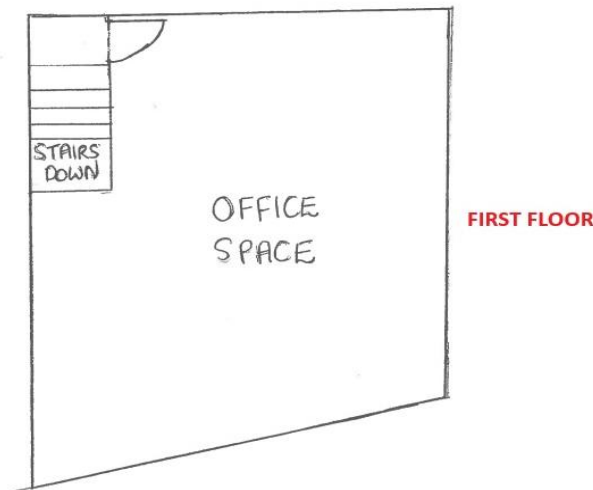
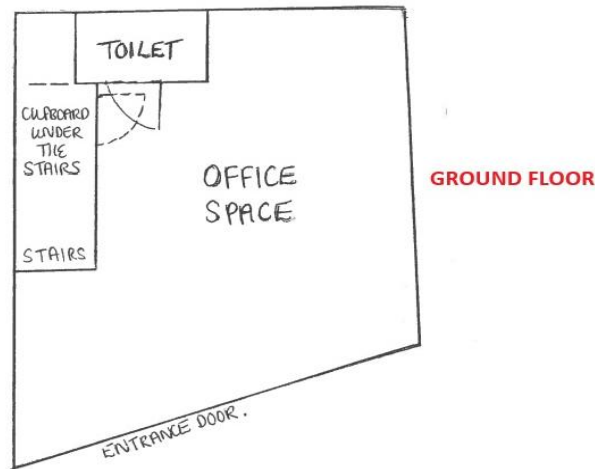


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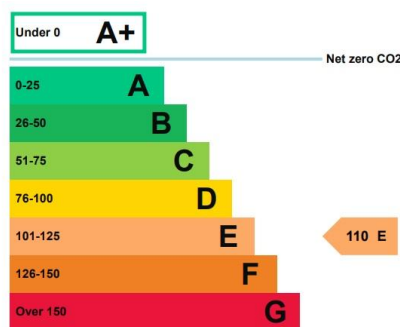


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PLANS ARE NOT TO SCALE AND ARE FOR IDENTIFICATION PURPOSES ONLY



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South Glamorgan, CF10 5EE



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