



## 8 Llandaff Road Cardiff, CF11 9NJ

**TO LET**

**GROUND FLOOR RETAIL / OFFICE PREMISES  
TOTAL AREA 936 sq ft (86.96 sq m)**

- + Prominent location
- + Private car park
- + £13,000 per annum
- + B1 planning use

029 2081 1581

[www.emanuel-jones.co.uk](http://www.emanuel-jones.co.uk)

**LOCATION**

The property is located in a prominent position on Llandaff Road in the suburb of Canton, Cardiff. Llandaff Road connects the city of Llandaff to the popular retailing thoroughfare of Cowbridge Road East where both national and local retailers are present.

Regular bus routes serve both Llandaff Road and Cowbridge Road East going to and from Cardiff city centre. The closest train station is Ninian Park situated approximately 10 minutes' walk away.

Notable occupiers close to the subject property include Chapter Arts Centre, Crafty Devil's Cellar, NatWest and The Canton public house.

**DESCRIPTION**

The available accommodation is a self-contained ground floor unit forming part of a three-storey terraced building. The property benefits from the following specification;

- + Glass frontage
- + Suspended ceilings with recessed lighting
- + Male and female WC facilities
- + Vinyl flooring
- + Rear garage / workshop area
- + Self-contained fully fitted kitchen
- + Independent water, gas and electricity supply to the unit
- + Gas fired central heating
- + Fibre enabled broadband area

**ACCOMMODATION**

The property provides the following approximate areas;

Ground floor area                      936 sq ft | (86.96 sq m)

**CAR PARKING**

There is a private car park at rear capable of accommodating up to 2 vehicles.

**EPC**

The property is currently being assessed.

**LEASE TERMS**

The accommodation is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

**USE**

We understand that the unit benefits from B1 planning use. There is potential for alternative uses subject to planning consent.

**RENT**

£13,000 per annum exclusive.

**VAT**

The property has **not** been elected for VAT.

**BUSINESS RATES**

We are informed that the rateable value of the property is £8,200 and qualifies for Wales' Small Business Rates Relief Scheme. We understand that the rates payable for year ending March 2020 is **£1,596**.

Interested parties should rely on their own enquiries with the Local Authority.

**LEGAL COSTS**

Each party to bear their own.

**VIEWING**

Strictly by appointment through sole agents Emanuel Jones:-

**Emanuel Jones**  
6 Ty-Nant Court  
Morganstown  
Cardiff CF15 8LW  
Tel: 029 2081 1581

Contact:                      Leo Llewellyn / Rhys Williams  
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**SUBJECT TO CONTRACT AND AVAILABILITY**



March 2019

**8 Llandaff Road**  
Cardiff, CF11 9NJ

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