



**137 Maindy Road, Cathays
Cardiff, CF24 4HN**

TO LET

Modern industrial unit
Total area 4,369 sq ft (408.39 sq m)

- + Prominent position
- + Small Business Rates Relief
- + Industrial and leisure uses (B2, B8 & D2)

029 2081 1581

www.emmanuel-jones.co.uk

LOCATION

The property occupies a prominent location on Maindy Road close to the junction with North Road, Cardiff's arterial road connecting the north and south of the city.

The area benefits from a mixture of commercial, residential and student accommodation. Nearby occupiers include Nolan uPVC, the Salvation Army and Maindy Leisure Centre is located on the opposite side of the road.

DESCRIPTION

The property comprises a mid-terraced building that provides open planned ground floor retail/storage area.

The unit is served via two manual roller shutters. Externally, there is unrestricted roadside parking.

ACCOMMODATION

The property provides the following approximate area;

Total area	4,396 sq ft (408.39 sq m)
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LEASE TERMS

The accommodation is available by way of a new full repairing and insuring lease for a term of 5 years.

USE

It is understood that the property benefits from Industrial and leisure uses (B2, B8 & D2).

EPC

The property is currently being assessed.

VAT

The property has not been elected for VAT.

**RENT**

£25,000 per annum.

BUSINESS RATES

We are informed that the rateable value of the property is £11,250 and qualifies for Wales' Small Business Rates Relief Scheme. We understand that the rates payable for year ending March 2020 is £5,177.81.

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

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact:	David Williams/ Leo Llewellyn
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SUBJECT TO CONTRACT AND AVAILABILITY



May 2019

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