



16A Park Road

Whitchurch, Cardiff, CF14 7BQ

TO LET

FIRST FLOOR OFFICE PREMISES
TOTAL AREA 520 sq ft (48.35 sq m)

- + Self contained entrance
- + Private car park at rear
- + £10,000 per annum
- + B1 planning use

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

The property is located in the Cardiff suburb of Whitchurch, an affluent residential area located approximately 3 miles north of Cardiff city centre.

The area benefits from good transport links with Junction 32 of the M4 motorway and the A470 dual carriageway within a 2-minute drive.

Coryton train station is within a 5 minute walk and Park Road is served by various bus routes connecting to the city centre.

There is a good mix of local and national businesses in close proximity to the property including Bodlon, Tesco Express, Lloyds Pharmacy and Thomas H Wood estate agents.

DESCRIPTION

The available accommodation is the first floor of a two-storey semi-detached property. The self-contained entrance is located at the rear of the property. Access to the rear is either by a side door from Park Road or from Foreland Road which provides vehicular access.

The property benefits from the following specification;

- + Double glazed windows with vertical blinds
- + Redecorated throughout
- + Fully carpeted
- + Self-contained kitchen
- + Independent gas and electricity supply
- + Single WC with washbasin
- + Gas fired central heating system
- + Fibre enabled broadband area

ACCOMMODATION

The property provides the following approximate areas;

Ground floor area 520 sq ft | (48.35 sq m)

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.

VAT

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

CAR PARKING

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

**RENT**

£10,000 per annum exclusive.

BUSINESS RATES

We are informed that the rateable value of the property is £4,850 and qualifies for Wales' Small Business Rates Relief Scheme. We understand that the rates payable for year ending March 2019 is £0. Interested parties should rely on their own enquiries with the Local Authority.

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EPC

The property has an energy performance certificate in Band E.

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



August 2019

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