



81 Caerphilly Road

Cardiff, CF14 4AE

TO LET

HIGH STREET RETAIL UNIT

Ground Floor - 1,288 ft² (119.72 m²)

- + Established retail location
- + Parking at rear
- + A1 use

029 2081 1581

LOCATION

Birchgrove is a northern suburb of Cardiff with good access to the north/south via Northern Avenue and to the east and west via the A48. The property is situated in a prominent position on Caerphilly Road, close to the junction with Birchgrove Road and Heathwood Road, approximately 2 miles from Cardiff's city centre.

Caerphilly Road benefits from a good mixture of local and national retailers including Lloyds Pharmacy, Principality Building Society, Betfred and Aqua hairdressers.

DESCRIPTION

The property comprises a mid-terraced ground floor retail unit with rear car parking. Internally, the accommodation is predominantly open plan with a small office area, single WC and kitchen at the rear.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor Sales 1,288 ft² | (119.72 m²)

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

The property benefits from A1 planning use. There is potential for alternative uses subject to planning consent.

CAR PARKING

There is a rear car park with two spaces allocated to the ground floor retail unit.

RENT

£18,000 per annum exclusive.

BUSINESS RATES

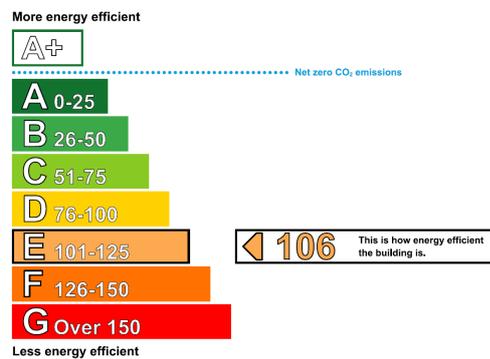
We are informed that the rateable value of the property is £18,000. We understand that the rates payable for year ending March 2020 is **£9,468**.

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

VAT

The property has not been elected for VAT.

EPC



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
 Email: david@emanuel-jones.co.uk
 leo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

emanueljones
 chartered surveyors
029 2081 1581
 6 TY-NANT COURT MORGANSTOWN CARDIFF CF15 8LW

September 2019

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 Cardiff, CF14 4AE**

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