



16A Park Road

Whitchurch, Cardiff, CF14 7BQ

TO LET

FIRST FLOOR OFFICES
TOTAL AREA 520 sq ft (48.35 sq m)

- + Self contained entrance
- + Private car park
- + £7,500 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
- + Single WC with washbasin
- + Gas fired central heating system
- + Fibre enabled broadband area

ACCOMMODATION

The property provides the following approximate areas;

First Floor 520 sq ft | (48.35 sq m)

CAR PARKING

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

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**

£7,500 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 £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.

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:-

Contact: Rhys Williams / Carlo Piazza
Email: rhys@emanuel-jones.co.uk
carlo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



December 2022

16A Park Road
Whitchurch, Cardiff, CF14 7BQ

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.