



## 33-35 Windsor Road

Penarth, CF64 1JD

**TO LET**

GROUND FLOOR RETAIL UNIT  
3,396 sq ft (314.61 sq m)

- + Ground floor retail accommodation
- + Potential to be split offering two retail units, subject to planning
- + Excellent frontage

029 2081 1581

### LOCATION

The property is located in Penarth, a popular town situated approximately 3 miles from Cardiff city centre. The property occupies a prominent position along Windsor Road, Penarth's prime retail pitch. Notable surrounding occupiers include Bar 44, Coffee #1 and Ocho Lounge.

### DESCRIPTION

The property comprises a mid-terrace retail unit that provides accommodation to the ground floor with sales areas to the front with rear stores, office kitchenette and WC facility.

### ACCOMMODATION

The property has been measured and provides the following areas:

Ground Floor	2,486 sq ft   (230.00 sq m)
Ancillary	910 sq ft   (84.61 sq m)
<b>Total</b>	<b>3,396 sq ft   (314.61 sq m)</b>

The ground floor can be split into two retail units of 1,698 sq ft (157.75 sq m) each.

### LEASE TERMS

The property is available on the basis of a new lease for a term of years to be agreed.

The ground floor can be made available as a single unit or split to offer two separate units, subject to planning.

### BUSINESS RATES

We are informed that the rateable value of the property is £45,250. Using the 2022/23 UBR (0.535) the rates payable are £24,208.75.

Under current Coronavirus legislation we understand, retail, leisure and hospitality businesses in Wales will receive 50% non-domestic rates relief for the year 2022/23.

Interested parties should make their own enquiries with the Local Authority.

### USE

The property benefits from A1 use. Other uses would be considered subject to planning.

### RENT

Quoting rent for the whole available on application.

If the ground floor is split, quoting rent of £30,000 per annum for each unit.

### EPC

The property has an EPC rating of D (97). A copy of the certificate can be provided upon request.

### VAT

All costs are quoted exclusive of VAT, where applicable.

### LEGAL COSTS

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

### VIEWING

Strictly by appointment through agents Emanuel Jones:-

Contact: David Williams/Carlo Piazza  
Email: david@emanuel-jones.co.uk  
carlo@emanuel-jones.co.uk

Alternatively, please contact Nick Golunski of Calan Retail at nick.golunski@calanretail.co.uk / 02920 537714

SUBJECT TO CONTRACT AND AVAILABILITY



December 2022

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