



28 Clifton Street,
Cardiff, CF24 1LQ

TO LET

HIGH STREET RETAIL UNIT
934 sq ft (86.77 sq m)

+ £10,000 per annum

+ Entire building

+ A1 planning use

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

Clifton Street is situated in the Roath area of Cardiff, in close proximity to Cardiff city centre. The locality is well served by public transport and is a densely populated residential neighbourhood.

Clifton Street has an eclectic mix of local and national occupiers. Notable occupiers in close proximity to the property include Tesco Express, Tenovus, and Spicketts Battrick Law Practice.

**DESCRIPTION**

The available property is a 2 storey mid terraced high street retail unit. The ground floor comprises open plan sales area with single WC at the rear. There is a small rear service area located at the back of the shop.

The first floor provides open plan ancillary/storage access via an internal staircase situated to the left hand side, towards the middle of the sales area.

The unit benefits from suspended ceilings with recessed lighting, perimeter electric heaters, intruder alarm, electric roller shutter and mains water and electricity. There is a capped gas supply.

ACCOMMODATION

The property has been measured on a net internal area and provides the following areas;

Ground Floor Sales	605 sq ft		(56.16 sq m)
First Floor Ancillary	329 sq ft		(30.60 sq m)
Total	934 sq ft	 	(86.77 sq m)

USE

The property benefits from A1 planning use.

There is potential for alternative uses subject to planning.

LEASE TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

£10,000 per annum exclusive.

BUSINESS RATES

We are informed that the rateable value of the property is £9,400.

The rates payable for year 23/24 are approximately £2,849, assuming the occupier qualifies for Wales' Small Business Rates Relief Scheme.

EPC

The property has an EPC rating in Band D.

VAT

We understand that the property has not been elected for VAT.

LEGAL COSTS

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

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rhys Williams / Carlo Piazza
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SUBJECT TO CONTRACT AND AVAILABILITY



May 2023

**28 Clifton Street,
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