



Ground Floor, 6-8 Albany Road, Cardiff, CF24 3YW

TO LET

GROUND FLOOR RETAIL UNIT
1,566 sq ft (145.53 sq m)

- + Ground floor retail accommodation
- + Excellent frontage
- + Alternative uses available subject to planning

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

The premises is located on Albany Road, within Roath. Considered one of Cardiff's busiest suburbs the property benefits from excellent footfall. The property is located close to the intersection with City Road, Richmond Road, Crwys Road and Mackintosh Place.

Notable occupiers in close proximity include Home Bargains, Iceland, Specsavers and Coffee #1.

DESCRIPTION

The premise comprises a ground floor retail space with excellent frontage onto Albany Road. The ground floor also includes staff / storage areas to the rear, in addition to W/C and kitchenette facilities.

ACCOMMODATION

The areas have been provided by the VOA, as follows:

Ground Floor 1,566 sq ft | 145.53 sq m

TOTAL 1,455 sq ft | 145.47 sq m

LEASE TERMS

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

USE

The property currently benefits from A1 / A2 planning use. The property is suitable for alternative uses, subject to planning.

RENT

£35,000 per annum.

BUSINESS RATES

The rateable value of the property is £26,500. Using the 2023/24 UBR (0.535) this provides for rates payable of £14,177.50.

However, we understand that under Coronavirus Legislation, there may be business rates relief available to occupiers.

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

EPC

The property has an EPC of D (100). A full copy can be provided upon request.

VAT

VAT will not be payable to the rent

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

SUBJECT TO CONTRACT AND AVAILABILITY



October 2023

Ground Floor 6-8 Albany Road,
Cardiff, CF24 3YW

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