



167 Albany Road, Cardiff, CF24 3NT

TO LET

GROUND FLOOR RESTAURANT

1,224 sq ft (113.71 sq m)

- + Prominent position
- + A3 planning permission
- + Premises licence

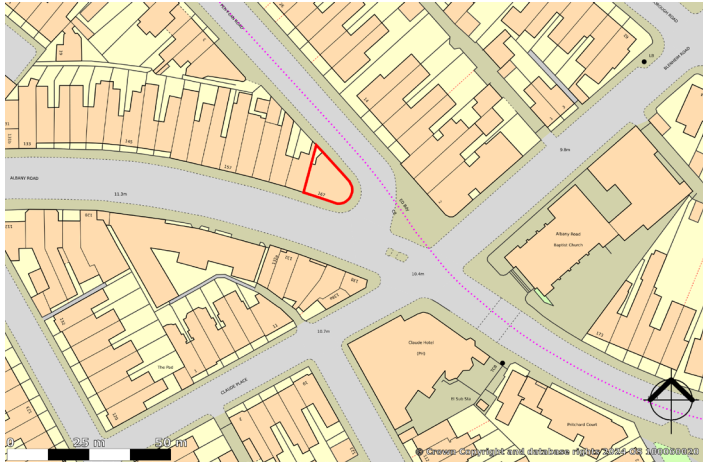
029 2081 1581

www.emanuel-jones.co.uk

LOCATION

The property is located on Albany Road, one of Cardiff's primary retailing thoroughfares outside of the city centre. The building sits in a prominent position on the corner of Albany Road and Pen-Y-Lan Road.

Nearby occupiers include the Bottle Shop, Scaramantica Pizzeria and the Claude.

**DESCRIPTION**

The available property is a ground floor restaurant benefitting from male and female WC's, bar area and kitchen.

The specification is as follows:

- + Combi boiler with perimeter radiators
- + Mains gas, electric and water
- + Commercial extraction system
- + Comfort cooling cassette
- + Intruder alarm
- + Fire alarm
- + CCTV

The property has the following licence premises hours:

Monday – Saturday: 10am – 00:30am
Sunday: 12pm – 00am

ACCOMMODATION

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

Total 1,224 sq ft | (113.71 sq m)

USE

The property benefits from A3 planning use.

There is potential for alternative uses subject to planning.

RENT

£25,000 per annum exclusive.

LEASE TERMS

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

BUSINESS RATES

We are informed that the rateable value of the property is £20,750. Using the 2023/2024 UBR of 53.5p, this results in a rates payable of £11,101.25.

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

EPC

The property has a valid EPC in Band C. Further details on request.

VAT

We understand that the property has 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
Email: rhys@emanuel-jones.co.uk
carlo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



January 2024

167 Albany Road,
Cardiff, CF24 3NT

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