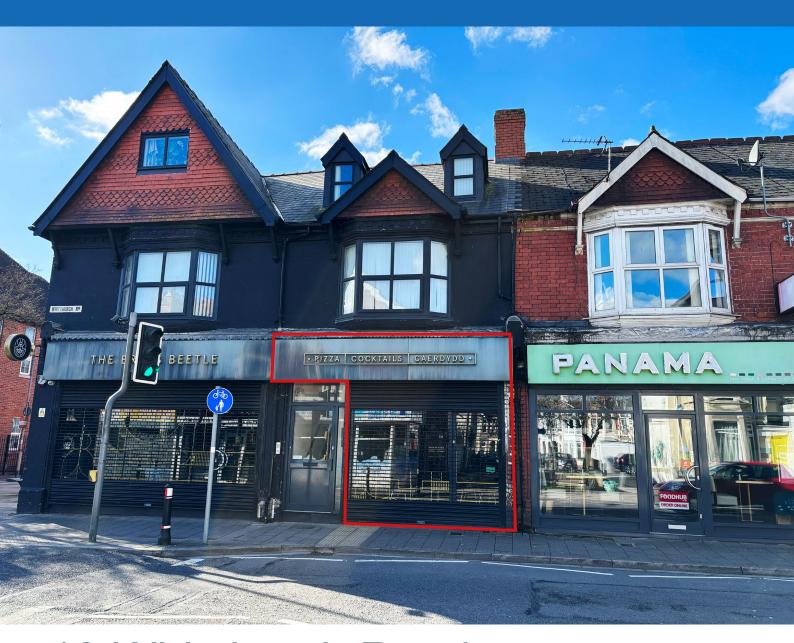
emanueljones chartered surveyors



13 Whitchurch Road, Cardiff, CF14 3JN

TO LET

GROUND FLOOR RESTAURANT 849 sq ft (78.90 sq m)

- + A3 planning
- + £20,000 per annum
- + No VAT

029 2081 1581

LOCATION

The property occupies a prominent position along Whitchurch Road, an established retailing thoroughfare in the Heath area of Cardiff. The road plays an important role in connecting the north of Cardiff to the Roath/Cathays The property is available by way of a new effective full area.

The locality is predominantly residential with the benefit of easy access to the University Hospital of Wales. There is a large student population in the Heath area of Cardiff due to the proximity to the hospital and university buildings in Cathays.

Whitchurch Road has a vibrant mix of local and national retailers. Notable occupiers in close proximity include Chai Social, Co-op, The Crispy Duck and Dyfed Menswear.



DESCRIPTION

The available property is a self contained ground floor retail unit that has been fitted out to an excellent standard.

The former restaurant benefits from the following:

- + Combi boiler with radiators
- + Kitchen with extraction
- + Male and female WC
- + CCTV with intruder alarm
- + Electric roller shutter
- + Glazed shop front
- + Tiled flooring
- + Independent electricity, gas and water supply
- + Outdoor seating area at rear

ACCOMMODATION

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

Ground Floor Sales 849 sq ft | (78.90 sq m)

Outdoor Area 321 sq ft | (29.85 sq m)

RENT

£20,000 per annum exclusive.

LEASE TERMS

repairing and insuring lease for a term of years to be agreed.

USE

The property benefits from A3 planning use. There is potential for alternative uses subject to planning.

The property benefits from a premises licence with the hours of 11am-11pm, 7 days a week.

BUSINESS RATES

The property is being reassessed. It is estimated the new rating will be approximately £12,000-£14,000. The rates payable will be approximately £6,420 - £7,490.

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

EPC

The property is to be assessed.

No VAT payable.

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 rhys@emanuel-jones.co.uk Email: carlo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



March 2024