



## Unit 3 Llantrisant Road Retail Park, Cardiff, CF5 2BF

**TO LET**

**RETAIL UNIT**

**265 sq ft (24.62 sq m)**

- + Fantastic starter unit
- + Excellent location
- + Quoting £6,000 per annum excl.

**029 2081 1581**

[www.emanuel-jones.co.uk](http://www.emanuel-jones.co.uk)

**LOCATION**

The property forms part of Llantrisant Road Retail Park, a parade of retail units located behind the Asda Express in Llantrisant which fronts the A4119. Unit 3 is located to the Eastern boundary of the site and abuts the Dominos unit. Access to the parade is provided via the A4119 when driving West. The property also benefits from good public transport access being service by bus and Danescourt train station being a short 1-minute walk.

**DESCRIPTION**

The property is part of a parade of retail units. It is a single unit with pedestrian access and loading provided via the front entrance. The property is configured to provide sales areas and a WC to the rear. The unit also benefits from single phase electricity supply and water.

**ACCOMMODATION**

We understand the property provides the following areas:

**TOTAL**                      **265 sq ft | (24.62 sq m)**

**BUSINESS RATES**

The property has a rateable value of £5,900. We understand the property therefore benefits from 100% small business rates relief.

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

**SERVICE CHARGE**

Further details upon request.

**RENT**

The property is available at a quoting rent of £6,000 per annum excl.

**LEASE TERMS**

The property is available via a new lease for a term of years to be agreed.

**EPC**

To be assessed.

**VAT**

The property has been elected for VAT and will be charged 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

SUBJECT TO CONTRACT AND AVAILABILITY



May 2024

**Unit 3 Llantrisant Road Retail Park  
Cardiff, CF5 2BF**

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