# emanueljones chartered surveyors



## 7 Thornhill Road, Cardiff, CF14 6PD

### TO LET

PROMINENT RETAIL UNIT 699 sq ft (64.97 sq m)

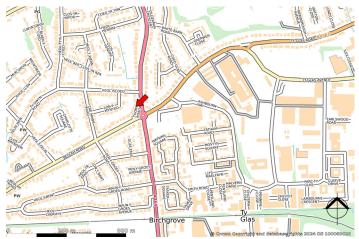
- + Excellent location
- + A3 planning use
- + Quoting £25,000 per annum exclusive.

029 2081 1581

#### LOCATION

The property is situated in North Cardiff. It is well located, forming part of a retail parade that fronts Thornhill Road. The property has excellent connectivity fronting a roundabout that connects to Ty-Glas Road, Beulah Road and the A469. The property has good public transport access with the area being service by a number of bus routes and Birchgrove train station a short 7-minute walk south. There is also a car park to the front of the property for use of staff and customers.

The retail parade is home to a good mix of occupiers such as a local convenience store, opticians and furniture store, amongst others. There is also a large Morrisons and B&M store on Ty-Glas Road.



#### **DESCRIPTION**

The available premises comprises a ground floor retail unit. It is currently configured to provide kitchen / counter space to the front with WC, cold and general stores to the rear of the property.

There is a communal car park to the front of the property with parking provided on a first come first served basis.

#### **ACCOMMODATION**

We understand the property provies the following areas:

TOTAL 699 sq ft | 64.97 sq m

#### RENT

The property is available at a quoting rent of £25,000 per annum exclusive.

#### LEASE TERMS

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

#### USE

We understand the property currently benefits from A3 planning use.

#### **BUSINESS RATES**

We are informed that the rateable value of the property is £13,000. Using the 2024/25 UBR multiplier (£0.562), this equates to rates payable of £7,306.

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

#### **EPC**

To be assessed.

#### **VAT**

All figures are quoted exclusive of VAT, where applicable.

#### LEGAL COSTS

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

#### VIEWING

Strictly by appointment through agents Emanuel Jones:-

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carlo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



July 2024

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