



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 served 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 provides 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:-

Contact: David Williams / Carlo Piazza

Email: david@emanuel-jones.co.uk

 carlo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



July 2024

7 Thornhill Road,
Cardiff, CF14 6PD

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