



19 /20 Plas Melin Flats, Westbourne Road, Cardiff, CF14 2BT

TO LET

RETAIL UNIT

903 sq ft (83.98 sq m)

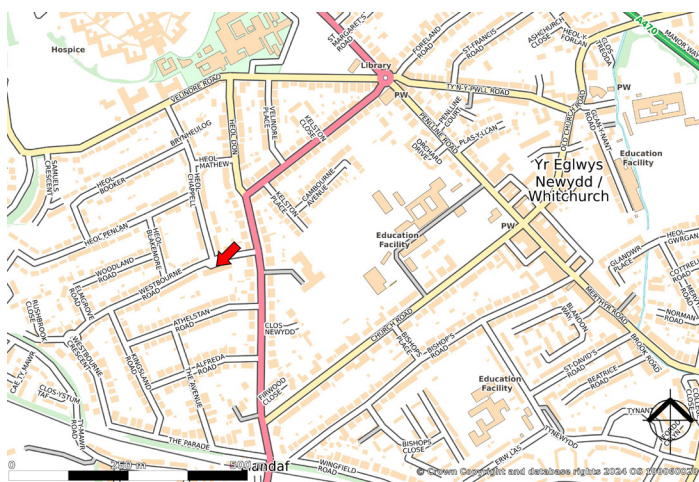
- + Excellent double frontage
- + Ground floor retail premises
- + Quoting £15,000 per annum

029 2081 1581

LOCATION

The property is located in the popular Whitchurch suburb in North Cardiff. It is approximately 3 miles north of the city centre with access provided via A470 and A4054. The property is well connected with the local area serviced by a number of bus routes. Llandaff train station is also a short 0.5 mile walk South. Customer parking is provided both to the front of the property and on surrounding roads where not marked for residents.

The property itself is located fronting Westbourne Road. Adjoining occupiers on the parade include Crave Hairdressers and The Foot Post Podiatry Clinic.



DESCRIPTION

The available commercial space comprises a ground floor retail premises with double frontage. It is configured to provide sales space throughout with a WC located to the middle of the property and a rear store / staff breakout space which provides access to the external areas behind the property.

ACCOMMODATION

We understand the property provides the following areas:

TOTAL 907 sq ft | 83.98 sq m

RENT

The property is available at a quoting rent of £15,000 per annum.

LEASE TERMS

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

BUSINESS RATES

We understand that the rateable value of the property is £5,000. We understand the property therefore qualifies for 100% small business rates relief.

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

EPC

The property has an EPC rating of C (52). A full copy of the certificate can be made available upon request.

VAT

The property has not been elected for VAT.

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

emanueljones
 chartered surveyors
029 2081 1581
 6 TY-NANT COURT MORGANTOWN CARDIFF CF15 8LW

August 2024

**19 /20 Plas Melin Flats,
 Westbourne Road, Cardiff, CF14 2BT**

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