emanueljones

To Let

Unit 4 Scott Harbour

Cardiff, CF10 4PH

980 sq ft (91.00 sq m)

- Glazed frontage
- Ground floor retail unit
- A3 planning use

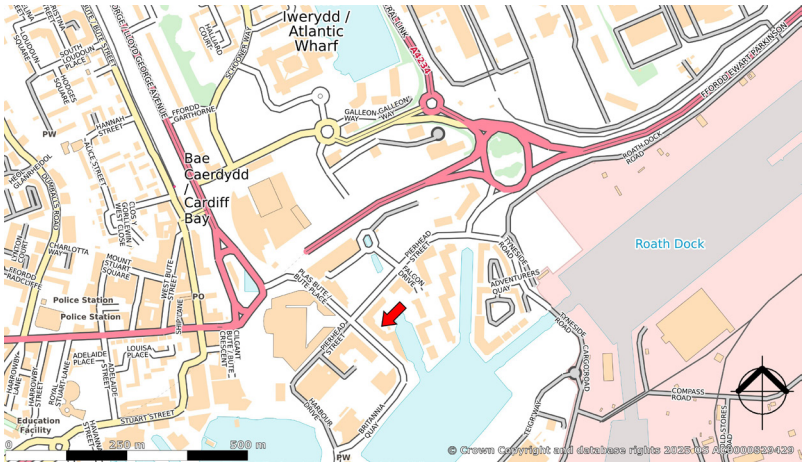
029 2081 1581

www.emanuel-jones.co.uk

Location

The property is located in Scott Harbour, Butetown, south of Cardiff city centre. It is situated on the corner at the junction between Pierhead Street and Bute Place. It benefits from good connectivity via the A4232 which links to the city centre (north via Central link) and both east and west. It is also well serviced by public transport with a number of local bus routes and Bute Street train station a short 0.3 miles north.

Noteable surrounding occupiers include Co-Op, Welsh Government related offices and Premier Inn Hotel.



Description

The unit forms part of the Scott Harbour building which is being redeveloped to provide housing to the upper floors with commercial elements to the ground floor.

The unit itself is fully self-contained with pedestrian access provided via Bute Place. It benefits from excellent glazing both at the front and to the rear which overlooks Roath Basin. It is configured to provide split level retail accommodation with stairs giving access to the lower ground floor.

Accommodation

The areas have been provided to us which have been noted below:

Area	Area sq ft	Area sq m
Total	980	91.00

Use

We understand the property benefits from A3 planning use.

Interested parties are advised to make their own enquirires with the local authority.

Lease Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a quoting rent of **£12,000** per annum.

Business Rates

To be confirmed.

EPC

To be assessed.

VAT

To be confirmed

Legal Costs

The successful party to contribute £1,000 to landlords costs.

Viewing

Strictly by appointment via sole agents Emanuel Jones:-

Contact: Carlo Piazza / Rhys Williams

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

Subject to Contract and Availability.

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contact. All descriptions, dimensions, reference to condition and nessessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satify themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.

Contact Us:
029 2081 1581

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Ar Osod

Uned 4 Harbwr Scott

Caerdydd, CF10 4PH

980 sq ft (91.00 sq m)

- Blaen gwydr
- Uned Fanwerthu Llawr Daear
- Defnydd cynllunio A3

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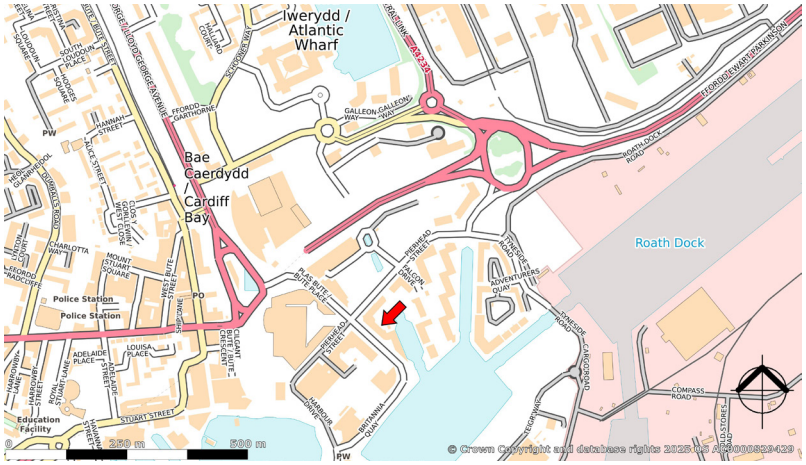
Lleoliad

Mae'r eiddo wedi'i leoli yn Harbwr Scott, Butetown, i'r de o ganol dinas Caerdydd. Fe'i lleolir ar y gornel wrth y gyffordd rhwng Stryd Pen y Lanfa a Phlas Bute. Mae'n elwa o gysylltedd da drwy'r A4232 sy'n cysylltu â chanol y ddinas (i'r gogledd trwy gyswllt Canolog) a'r dwyrain a'r gorllewin. Mae hefyd yn cael ei wasanaethu'n dda gan drafnidiaeth gyhoeddus gyda nifer o lwybrau bysiau lleol a gorsaf drenau Stryd Bute 0.3 milltir i'r gogledd.

Ymhlith y meddianwyr cyfagos nodedig mae Co-Op, swyddfeydd sy'n gysylltiedig â Llywodraeth Cymru a Gwesty'r Premier Inn.



Disgrifiad

Mae'r uned yn rhan o adeilad Harbwr Scott sy'n cael ei ailddatblygu i ddarparu tai i'r lloriau uchaf gydag elfennau masnachol i'r llawr gwaelod.

Mae'r uned ei hun yn gwbl hunangynhwysol gyda mynediad i gerddwyr yn cael ei ddarparu trwy Blas Bute. Mae'n elwa o wydr ardderchog ar y blaen a'r cefn sy'n edrych dros Fasn y Rhath. Mae wedi'i ffurfweddu i ddarparu llety manwerthu lefel hollt gyda grisiau sy'n rhoi mynediad i'r llawr gwaelod isaf.

Llety

The areas have been provided to us which have been noted below:

Disgrifiad	Arwynebedd troedfedd sgwâr	Arwynebedd metr sgwâr
Cyfanswm	980	91.00

Defnydd

Rydym yn deall bod yr eiddo ar hyn o bryd â budd defnydd cynllunio A3.

Dylai partïon â diddordeb ddibynnu ar eu hymholiadau eu hunain i gadarnhau.

Telerau'r Brydles

Mae'r eiddo ar gael ar ffurf prydles atgyweirio ac yswirio lawn newydd am gyfnod o flynyddoedd i'w gytuno.

Rhent

Mae'r eiddo ar gael ar rent gyda dyfynbris o **£12,000** y flwyddyn.

Ardrethi Busnes

I'w gadarnhau.

TYSTYSGRIF PERFFORMIAD YNNI (TPY)

I'w gadarnhau.

TAW

I'w gadarnhau.

Costau Cyfreithiol

Y parti llwyddiannus i gyfrannu £1,000 at gostau landlordiaid.

Ymweld

Dim ond drwy apwyntiad drwy'r unig asiant, Emanuel Jones:-

Contact: Carlo Piazza / Rhys Williams

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

Subject to Contract and Availability.

Yn amodol ar gontract ac argaeledd: Mae Emanuel Jones drostynt eu hunain ac ar ran gwerthwyr/ prydleswyr yr eiddo hwn y maent yn asiantau iddo yn nodi'r canlynol: Mae'r manylion wedi'u gosod fel amlinelliad cyffredinol er arweiniad yn unig i ddarpar brynwyr neu brydleswyr, ac nid ydynt yn, nac yn rhan o, gynnig contract. Rhoddir pob disgrifiad, maint, cyfeiriad at gyflwr a chaniatâd angenrheidiol ar gyfer defnydd a meddiannu, a manylion eraill, heb gyfrifoldeb ac ni ddylai unrhyw bartïon â diddordeb ddibynnu arnynt fel datganiadau neu gynrychioliadau o ffaith, ond rhaid iddynt eu bodloni eu hunain drwy archwiliad neu fel arall ynglŷn â chywirdeb pob un ohonynt. Ni fydd unrhyw gyfeiriad at unrhyw wasanaethau, gosodiadau neu ffitiadau gyfystyr â chynrychioli (oni nodir yn wahanol) eu cyflwr neu eu haddasrwydd ar gyfer unrhyw swyddogaeth arfaethedig. Dylai darpar brynwyr neu brydleswyr fodloni eu hunain ynghylch addasrwydd eitemau o'r fath ar gyfer eu gofynion. Nid oes gan unrhyw unigolyn a gyflogir gan Emanuel Jones ganiatâd i wneud na rhoi unrhyw sylwadau neu warant o gwbl o ran yr eiddo

Cysylltwch â ni:

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