emanueljones

To Let

753 Beechley Drive

Cardiff, CF5 3SJ

755 sq ft (70.10 sq m)

- Glazed frontage
- Ground floor retail unit
- Quoting £12,000 per annum

029 2081 1581

www.emanuel-jones.co.uk

Location

The property is located on Beechley Drive within the suburb of Fairwater, west Cardiff. The property can be accessed via Pentrebane Road from the north which in turn provides access to Llantrisant Road and Cardiff beyond. The property is also well serviced by public transport with a number of bus routes connecting the area. Fairwater train station is also 1.2 miles east.

Description

The property forms part of a parade that comprises 4 retail units beneath residential accommodation. The available unit benefits from good glazed frontage with security shutter. It is currently configured to provide a waiting area to the front with a number of partitioned rooms providing kitchenette, storage and treatment room.

To the side of the property is a public car park.

Accommodation

The property has been measured on a Net Internal Area (NIA) basis and provides the following approximate areas:

Area	Area sq ft	Area sq m
Ground Floor	755	70.10

Use

We understand the property currently benefits from A1 / D1 use. Alternative uses may be suitable, subject to necessary consents.

Interested parties are advised to rely on their own enquiries to confirm.

Rent

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

Lease Terms

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

Business Rates

The property has a current rateable value of £4,700. We understand it therefore qualifies for 100% small business rates relief.

Interested parties are advised to rely on their own enquiries with the relevant local authority.

EPC

We understand the property has an EPC of E (114). A full copy of the certificate can be provided upon request.

VAT

The property is not elected for VAT.

Legal Costs

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

Viewing

Strictly by appointment via sole agents Emanuel Jones:-

Contact: Carlo Piazza / Luca Piazza

Email: carlo@emanuel-jones.co.uk
luca@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:
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Ar Osod

753 Rhodfa Beechley

Caerdydd, CF5 3SJ

755 sq ft (70.10 sq m)

- Blaen gwydr
- Uned Fanwerthu Llawr Daear
- Dyfynbris £12,000 y flwyddyn

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Lleoliad

Mae'r eiddo wedi'i leoli ar Rhodfa Beechley ym maestref Y Tyllgoed, gorllewin Caerdydd. Gellir cyrraedd yr eiddo ar hyd Heol Pentre-baen o'r gogledd sydd yn ei dro yn rhoi mynediad i Heol Llantrisant a Chaerdydd y tu hwnt. Mae'r eiddo wedi'i wasanaethu'n dda gan drafnidiaeth gyhoeddus gyda nifer o lwybrau bysiau yn cysylltu â'r ardal. Mae gorsaf drenau Y Tyllgoed 1.2 milltir i'r dwyrain.

Disgrifiad

Mae'r eiddo yn rhan o barêd sy'n cynnwys 4 uned fanwerthu o dan lety preswyl. Mae'r uned sydd ar gael yn elwa o flaen gwydr da gyda chysgodlen diogelwch. Ar hyn o bryd mae wedi'i ffurfweddu i ddarparu ardal aros i'r blaen gyda nifer o ystafelloedd rhanedig sy'n darparu cegin, lle storio ac ystafell driniaeth.

I'r ochr o'r eiddo mae maes parcio cyhoeddus.

Llety

Mae'r eiddo wedi'i fesur ar sail arwynebedd mewnol net gyda'r mesuriadau canlynol:

Disgrifiad	Troedfedd Sgwâr	Metr Sgwâr
Llawr Gwaelod	755	70.10

Defnydd

Rydym yn deall bod yr eiddo ar hyn o bryd â budd defnydd A1 / D1. Gall defnyddiau amgen fod yn addas, yn amodol ar ganiatâd angenrheidiol.

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

Rhent

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

Telerau'r Brydles

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

Ardrethi Busnes

Ar hyn o bryd mae gan yr eiddo werth ardrethol o £4,700. Rydym yn deall ei fod felly'n gymwys ar gyfer rhyddhad 100% ar ardrethi busnes bach.

Dylai partïon â diddordeb ddibynnu ar eu hymholiadau eu hunain gyda'r awdurdod lleol perthnasol.

TPY

Mae gan yr eiddo radd TPY o E (114). Gellir cael copi llawn o'r dystysgrif ar gais

TAW

Nid yw'r eiddo wedi cael ei nodi ar gyfer TAW.

Costau Cyfreithiol

Y parti llwyddiannus i gyfrannu £650 at ffioedd syrfewyr landlordiaid ac o leiaf £750 at ffioedd cyfreithiol (yn seiliedig ar yr amser a dreulir).

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Yn amodol ar gontract ac argaeledd: Mae Emanuel Jones drostynt eu hunain ac ar ran gwerthwyr neu brydleswyr 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 hwn.

Cysylltwch â Ni:

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