emanueljones

To Let

Unit 3 Hollybush Estate

Cardiff, CF14 7DS

622 sq ft (57.81 sq m)

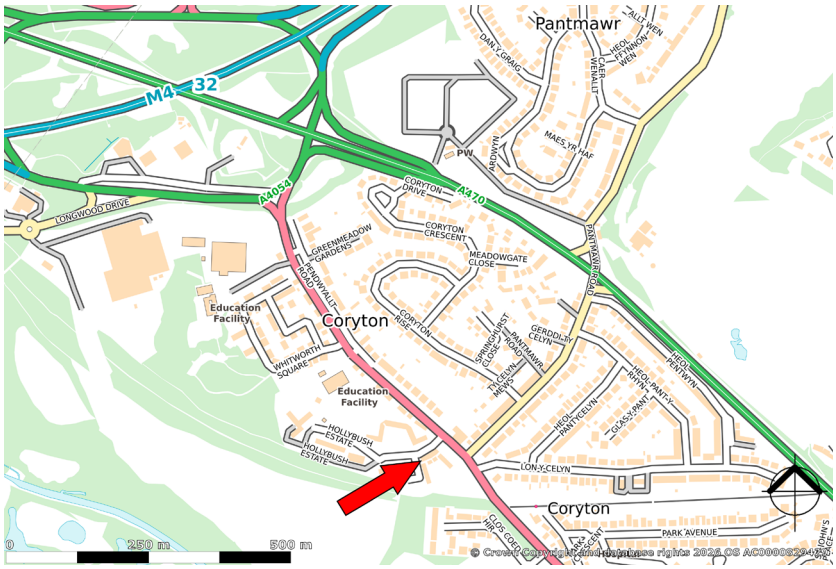
- Glazed frontage
- Ground floor retail unit
- Quoting £8,500 per annum

029 2081 1581

www.emanuel-jones.co.uk

Location

The property is located on the Hollybush Estate in north Cardiff. The property is easily accessible being situated just off Park Road. It is well connected to Whitchurch (south) and Coryton Interchange (north). The property is also well serviced by public transport as the local area benefits from a number of bus routes and Coryton train station is a short 0.1 mile walk south.



Description

The property forms part of a retail parade that is made up of 3 units, each separately occupied. The available unit is located at the end of the parade. The unit is configured to provide retail / office space occupying the majority with a small breakout / storage space and WC. It has glazing onto Hollybush Estate which is protected by security shutter.

Accommodation

The property has been measured on a net internal area (NIA) basis and provides the following approximate areas:

Description	Area sq ft	Area sq m
Ground floor	**622**	**57.81**

Use

We understand the property currently benefits from 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 avaiable at a quoting rent of £8,500 per annum.

Lease Terms

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

Business Rates

The property has a current rateable value of £3,850. 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

The property has an EPC rating of D. A full copy of the certificate can be made available upon request.

VAT

The property is not elected for VAT.

Legal Costs

The successful party to contribute £650 to the landlords surveyors fees and a minimum of £750 to legal fees (based on time spent).

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 & 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

emanueljones

Ar Osod

Uned 3 Ystâd Hollybush

Caerdydd, CF14 7DS

622 sq ft (57.81 sq m)

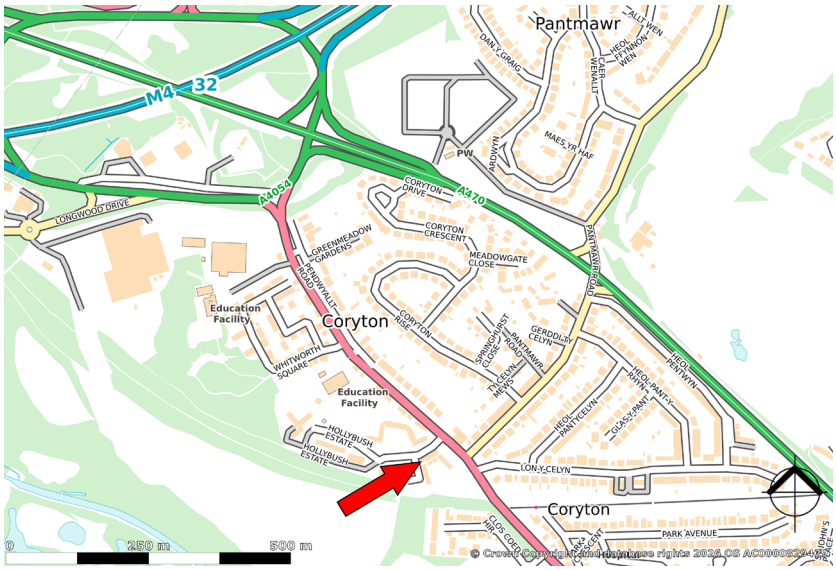
- Blaen gwydr
- Uned Fanwerthu Llawr Daear
- Dyfynbris £8,500 y flwyddyn

029 2081 1581

www.emanuel-jones.co.uk

Lleoliad

Mae'r eiddo wedi'i leoli ar Ystâd Hollybush yng ngogledd Caerdydd. Mae'r eiddo yn hawdd ei gyrraedd gan ei fod wedi'i leoli ychydig oddi ar Heol y Parc. Mae wedi'i gysylltu'n dda â'r Eglwys Newydd (de) a Chyfnewidfa Coryton (gogledd). Mae'r eiddo hefyd yn cael ei wasanaethu'n dda gan drafnidiaeth gyhoeddus gyda nifer o lwybrau bysus yn yr ardal leol a gorsaf Drên Coryton 0.1 milltir ar droed tua'r de.



Disgrifiad

Mae'r eiddo hwn yn rhan o bared sydd yn cynnwys tair uned, pob un wedi ei osod ar wahan. Mae'r uned sydd ar gael wedi ei leoli ar ddiwedd y pared. Mae'r uned wedi'i ffurfweddu i gynnig gofod manwerthu / swyddfa sy'n meddiannu'r mwyafrif gyda gofod ar wahân / storio bach a thoiled. Mae ganddi ffenestr wydr ar ochr Ystâd Hollybush sy'n cael ei diogelu gan gaead diogelwch.

Llety

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

Disgrifiad	troedfedd sgwâr	metr sgwâr
Llawr Gwaelod	**622**	**57.81**

Defnydd

Rydym yn deall bod yr eiddo ar hyn o bryd â budd defnydd 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 £8,500 y flwyddyn.

Telerau'r Brydles

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

Ardrethi Busnes

Ar hyn o bryd mae gan yr eiddo werth ardrethol o £3,850. 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'r eidda gyda perfformiad ynni gradd D. Gall tystysgrif cael ei arddangos os bydd angen.

TAW

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

Legal Costs

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

Viewing

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

Cyswllt: Carlo Piazza / Luca Piazza

E-bost: carlo@emanuel-jones.co.uk
luca@emanuel-jones.co.uk

Yn amodol ar gontract ac argaeledd

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 yn 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:

029 2081 1581