emanueljones

To Let

17 Plas Newydd,

Whitchurch, Cardiff, CF14 1NR

454 sq ft (42.20 sq m)

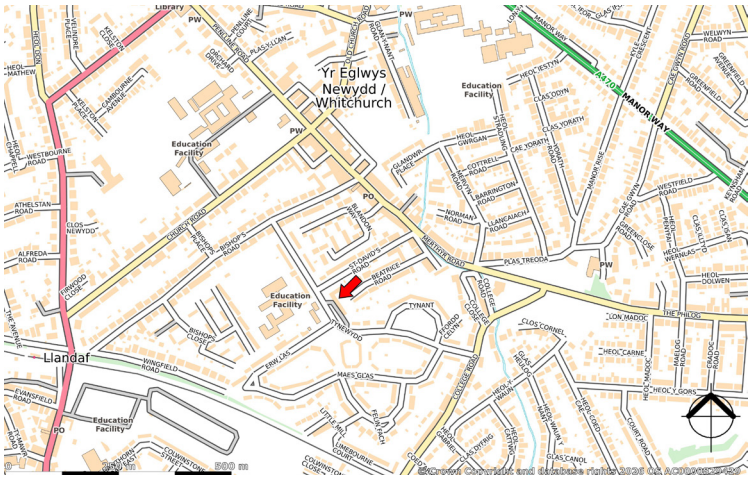
- Ground floor unit
- Current B1 use. Suitable for other uses STP
- Quoting £8,000 per annum

029 2081 1581

www.emanuel-jones.co.uk

Location

The property is located on Plas Newydd, situated within the north Cardiff suburb of Whitchurch and adjacent to Whitchurch Primary School. The property benefits from good access being located adjacent to Merthyr Road which connects to the A470. Whilst there is no dedicated car parking, there is some off road parking locally. The property also has good public transport links with a number of bus routes running along Merthyr Road and Llandaff train station an approximate 0.5 mile walk.



Description

The available property is a ground floor unit sat beneath residential accommodation. Pedestrian access if provided via a single front door via Plas Newydd. The unit is configured to provided open plan space to the front with kitchenette and WC facilities to the rear.

There is a rear door that leads to a car park behind the property. The unit does not benefit from parking but does have a small external storage space.

Accommodation

We are informed the property comprises the following approximate areas:

Description	Area sq ft	Area sq m
Total	**454**	**42.20**

Use

We understand the property currently benefits from B1 office use. The property is suitable for other uses, 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 £8,000 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 £3,400. 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 E (118). A full copy of the certificate can be provided 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).

Anti-Money Laundering

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002, Emanuel Jones may be required to establish the identity and source of funds for all parties to property transactions.

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

17 Plas Newydd,

Yr Eglwys Newydd, Caerdydd, CF14 1NR

454 sq ft (42.20 sq m)

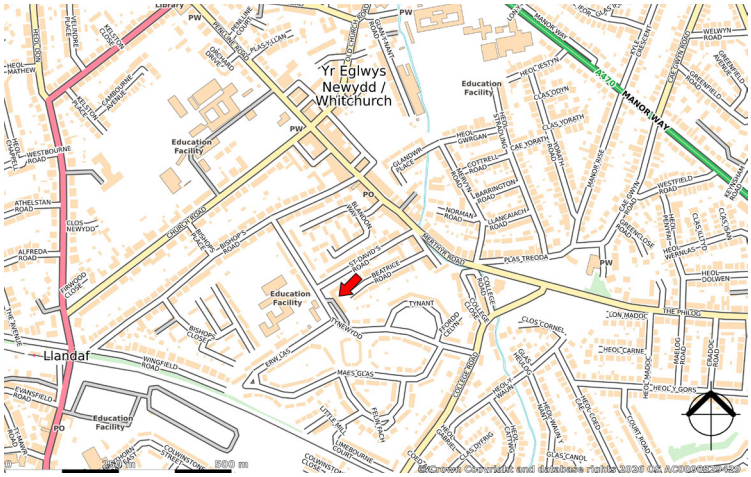
- Uned llawr gwaelod
- Defnydd presennol B1. Addas ar gyfer defnyddiau eraill yn amodol ar ganiatâd
- Dyfynbris £8,000 y flwyddyn

029 2081 1581

www.emanuel-jones.co.uk

Lleoliad

Mae'r eiddo wedi'i leoli ar stryd Plas Newydd, ym maestref yr Eglwys Newydd yng ngogledd Caerdydd ac yn gyfagos i Ysgol Gynradd yr Eglwys Newydd. Mae'r eiddo yn elwa o fynediad da gan ei fod wedi'i leoli ger Heol Merthyr sy'n cysylltu â'r A470. Er nad oes maes parcio pwrpasol, mae rhywfaint o leoedd parcio oddi ar y ffordd yn lleol. Mae gan yr eiddo hefyd gysylltiadau trafnidiaeth gyhoeddus da gyda nifer o lwybrau bysus sy'n mynd ar hyd Heol Merthyr, ac mae gorsaf drenau Llandaf tua 0.5 milltir ar droed.



Disgrifiad

Mae'r eiddo sydd ar gael yn uned llawr gwaelod o dan lety preswyl. Mae mynediad i gerddwyr drwy ddrws blaen sengl o stryd Plas Newydd. Mae'r uned wedi'i drefnu i ddarparu gofod cynllun agored yn y blaen gyda chyfleusterau cegin a thoiled yn y cefn.

Mae drws cefn sy'n arwain at faes parcio y tu ôl i'r eiddo. Nid yw'r uned yn elwa o leoedd parcio ond mae ganddi ofod storio allanol bach.

Adeiladau

Rydym ar ddeall bod yr eiddo yn cynnwys yr arwynebedd bras canlynol:

Disgrifiad	troedfedd sgwâr	metr sgwâr
Cyfanswm	454	42.20

Defnydd

Rydym ar ddeall bod yr eiddo ar hyn o bryd yn elwa o ddefnydd swyddfa B1. Mae'r eiddo yn addas ar gyfer defnyddiau eraill, yn amodol ar gael y caniatâd angenrheidiol.

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

Rhent

Mae'r eiddo ar gael ar rent gyda dyfynbris o £8,000 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 £3,400. Rydym ar ddeall 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 (118). 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).

Atal Gwyngalchu Arian

Yn unol â Rheoliadau Gwyngalchu Arian, Ariannu Terfysgaeth a Throsglwyddo Cyllid (Gwybodaeth am y Talwr) 2017 a Deddf Enillion Troseddau 2002, efallai y bydd yn ofynnol i Emanuel Jones sefydlu hunaniaeth a ffynhonnell cyllid ar gyfer pob parti mewn trafodion eiddo.

Ymweld

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

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