emanueljones

To Let

19 Penlline Road

Whitchurch, Cardiff, CF14 2AA

2,042 sq ft (189.70 sq m)

- Prominent self contained building
- £30,000 per annum
- No VAT

029 2081 1581

www.emanuel-jones.co.uk

Penlline Road
Car Park
Penlline Road

Location

Whitchurch is an affluent suburb located approximately four miles north of Cardiff city centre and around 1.5 miles from Junction 32 of the M4 motorway. The area is home to a strong mix of local independent businesses and national occupiers. Excellent transport links are provided by regular bus services, while Penlline Road forms a continuation of the main retail thoroughfare of Merthyr Road. The nearby Penlline Road public car park further enhances accessibility, offering up to 30 minutes of free parking.

Nearby occupiers include Howden Insurance, India Gate and Mowgli's, together with a broad range of other retail, leisure and professional service businesses that contribute to the area's strong trading environment.

Description

19 Penlline Road presents a rare opportunity to occupy a self-contained commercial premises within the heart of Whitchurch village. The property comprises a three-storey semi-detached office building occupying a prominent corner position at the junction of Penlline Road and the adjacent Penlline Road Car Park.

The accommodation benefits from a substantial ground-floor extension to the rear, creating a flexible floorplate with dual access, making it suitable for a range of office, healthcare and customer-facing commercial uses, subject to the necessary consents.

The property provides the following specification:

- Part suspended ceilings with recessed LED lighting
- Gas central heating with 2x boilers
- Carpeted throughout
- On site car parking
- Kitchen facilities
- Shower facilities
- Male & female WC's at ground and first floor level
- CCTV

Accommodation

We understand the property comprises the following approximate areas:

Room	Area sq m	Area sq ft
Ground floor	129.55	1,394
First floor	47.49	511
Second floor	12.66	136
Total	**189.70**	**2,042**

Lease Terms

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

Rent

Quoting **£30,000** per annum.

Business Rates

The property has a rateable value of £23,250. For the year ending March 2027 the rates payable are £11,671.50.

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

Car Parking

8 car parking spaces are available to the side of the building.

VAT

The property has **not** been elected for VAT.

EPC

The property has an EPC rating in band C. A copy of the certificate can be provided upon request.

Legal Costs

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

Viewing

Strictly by appointmnet only via sole agents Emanuel Jones:-

Contact: Rhys WIlliams / Luca Piazza

Email: rhys@emanuel-jones.co.uk

luca@emanuel-jones.co.uk

Subject to Contract and Availability.

Contact Us:

029 2081 1581

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