

TO LET

Retail Unit

62.52 Sq M (673 Sq Ft)



- A1 USE – former newsagents
- BUSY RETAIL LOCATION
- SHOP STORAGE AREA

Ground Floor
112 City Road, Cardiff
CF24 3DQ

Commercial Agency • Professional • Development • Investment • Valuation

LOCATION

City Road is one of the main secondary retail locations close to Cardiff City Centre, and links directly with Albany Road and Crwys Road.

The property is situated in the centre of City Road, occupying a prominent position with nearby occupiers including Plumb Centre, William Hill, Tesco, and Betfred.

DESCRIPTION

The property comprises a ground floor mid terrace shop premises fronting City Road. It provides a sales area to the front with storage to the rear, accessed through the shop.

The shop benefits from a full height glazed shop front, high ceiling and wooden floor, with storage area to the rear.

ACCOMMODATION

We have measured the ground floor in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

Net Frontage	5.95 m	19 feet 6 inches
Internal Width	5.75 m	18 feet 8 inches
Shop Depth	8.45 m	27 feet 8 inches
Ground Floor Sales	40.82 sqm	439 sqft
Rear Storage	21.73 sqm	234 sqft
TOTAL GRD FLR	62.55 SQM	673 SQFT

TERMS

The premises are available on a leasehold basis at £10,500 per annum exclusive.

VAT

To be confirmed.

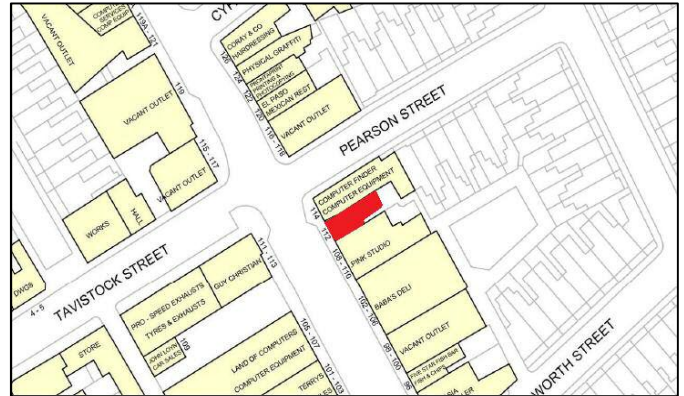
RATES

The rateable value for the premises is £5,700 with the rates payable for 2009/2010 circa £2,787. For further enquiries and any questions regarding relief, please contact Cardiff Council's business rates section on 029 2087 1491.

LEGAL COSTS

Each party to bear their own legal costs in any transaction.

GOAD PLAN



MAP



VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole agents.

Please contact:

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