

SUBSTANTIAL RETAIL UNIT/SHOWROOM TO LET

11 CRWYS ROAD CARDIFF

Location

The property is situated towards the southern end of Crwys Road, close to the junction of Albany Road, City Road and Richmond Road.

The area comprises a mixture of residential and retail occupiers.

Description

The accommodation affords a three storey building comprising ground floor shop/showroom together with first and second floor office/storage accommodation. The property also benefits from basement storage as well as external storage.

The property lends itself to a number of uses subject to planning.

Accommodation

Internal Width	18ft 10in	5.7m
Shop Depth	86ft 8in	26.4m
Ground Floor Sales	1,239 sq.ft	115.1m ²
First Floor	377 sq.ft	35.0m ²
Second Floor	408 sq.ft	37.9m ²
Basement	428 sq.ft	39.8m ²
External Stores	964 sq.ft	89.6m ²

The property benefits from both internal and external WC's.

Lease

The property is available by way of a new effective full repairing and insuring lease on terms to be agreed including 5 yearly reviews.



Rent

£30,000 per annum exclusive

Rates

We have been informed by the Local Rating Authority that the premises are assessed as follows:-

Rateable Value	£8,700.00
Rates Payable (2009/2010)	£4,254.30

Interested parties are advised to verify the above.

Legal Costs

Each party to be responsible for their own.

VAT

All figures quoted are exclusive of VAT.

Viewing

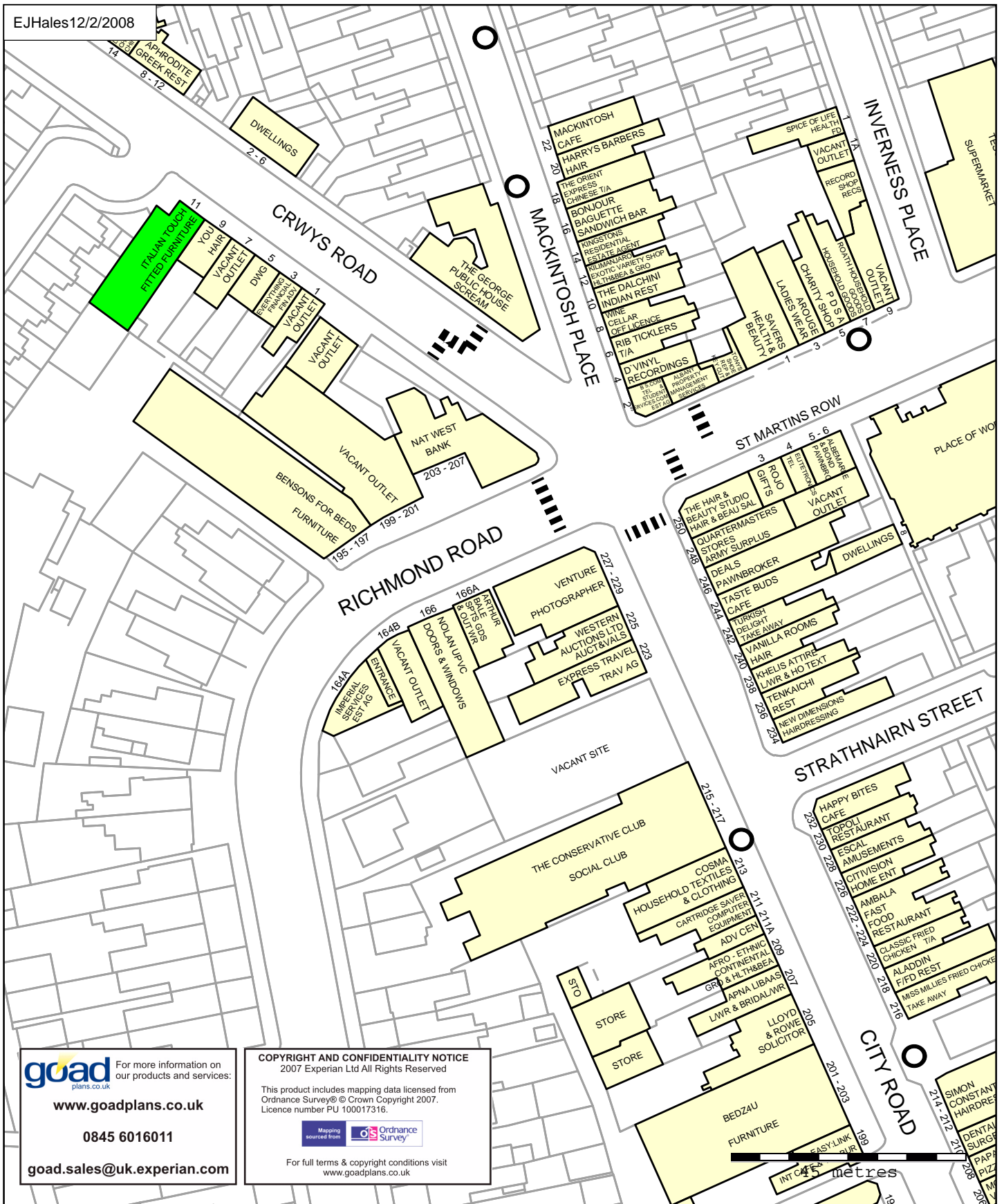
Strictly by appointment through this office, contact:

Owen Cahill – Tel: 029 2034 7111
e-mail: owen@ejhales.co.uk

Phillip Morris – Tel: 029 2034 7104
e-mail: pvm@ejhales.co.uk

SUBJECT TO CONTRACT & AVAILABILITY

EJHales12/2/2008




 For more information on our products and services:
www.goadplans.co.uk
 0845 6016011
goad.sales@uk.experian.com

COPYRIGHT AND CONFIDENTIALITY NOTICE
 2007 Experian Ltd All Rights Reserved
 This product includes mapping data licensed from Ordnance Survey® © Crown Copyright 2007. Licence number PU 100017316.

 For full terms & copyright conditions visit www.goadplans.co.uk