

**A2 UNIT
TO LET**

**14 COUNTISBURY AVENUE
LLANRUMNEY
CARDIFF**



Location

The property is located within a very busy retail parade set amongst high density housing in the Cardiff suburb of Llanrumney.

National retailers within the parade include the Co-op, Spar, William Hill and Boots the Chemist.

Accommodation

The unit has the following approximate dimensions and floor areas:-

Internal Width	17ft 2in	5.23 m
Internal Depth	39ft 7in	12.07 m
Ground Floor Sales	704 sq.ft	65.4 m ²

Lease Term

The unit is offered on a new effective full repairing and insuring lease with 5 yearly upward only rent reviews for a term to be agreed.

Rent

£17,250 per annum exclusive of rates and VAT.

Rates

We are advised that the property is assessed as follows (which interested parties are advised to verify):-

Rateable Value	£11,000
Rates Payable (2009/2010)	£ 5,379

Legal Costs

Each party to bear their own.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

Viewing

Strictly by appointment through the sole letting agents.

Contact

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