

ON THE INSTRUCTIONS OF TESCO STORES LTD

TO LET PRIME ROADSIDE UNIT

**37/39 BIRCHGROVE ROAD
CARDIFF**



Location

The property occupies a prominent position on Birchgrove Road being highly visible from both Manor Way and Caerphilly Road which are two of the main arterial routes to and from Cardiff City Centre.

The surrounding area benefits from being densely populated and supports two retail parades of mixed use including such occupiers as Lloyds Pharmacy, Barclays Bank and Bet Fred Bookmakers together with local retailers, public houses and restaurants.

Accommodation

Gross Internal Area 4,510 sq. ft

There is forecourt parking to the front for approximately 12 vehicles plus delivery access for HGV vehicles.

Plans are available upon request.

Lease

The property is held by way of a 15 year lease from the 21st April 2006 subject to rent review every 5th year linked to RPI increase.

Rent

£50,000 per annum exclusive.

Planning

The property benefits from Open A1 Planning Consent.

Rates

Rateable Value	£28,750
Rates Payable (2007/08)	£13,398

Interested parties are advised to verify the above.

Legal Costs

Each party to be responsible for their own.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

Viewing

Strictly by appointment through the sole letting agent, contact:-

Matthew Morgan – Tel: 029 2034 7130
e-mail: matthew@ejhales.co.uk

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

SUBJECT TO CONTRACT & AVAILABILITY

