

SHOP UNIT

TO LET

24 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, Boots the Chemist and Bet Fred.

Accommodation

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

Internal Width	16ft 2in	(4.93m)
Shop Depth	33ft 6in	(10.21m)
Ground Floor Sales	584 sqft	(54.25 sqm)
Ground Floor Store	52 sqft	(4.83 sqm)
Chiller/Store	297 sqft	(27.59 sqm)
Rear Store	149 sqft	(13.84 sqm)

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

£12,000 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	£10,750.00
Rates Payable (2010/11)	£ 4,396.75

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

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

SUBJECT TO CONTRACT & AVAILABILITY