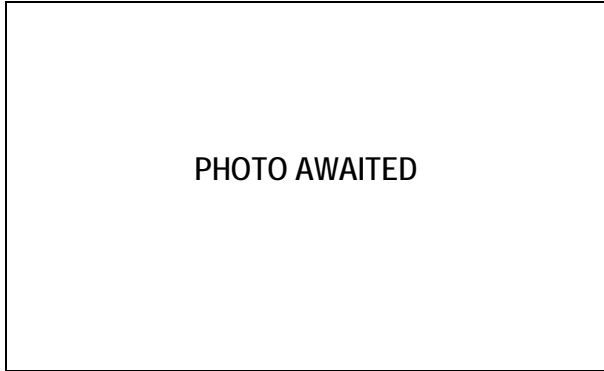


**ARCADE RETAIL UNIT
TO LET**

**4 WINDSOR ARCADE
WINDSOR ROAD
PENARTH CF64 1JA**



Location

The unit is located within the centre of Windsor Arcade, a popular shopping destination and home to a number of independent retailers to include two cafes, a confectioners and a hairdressing salon.

The arcade has two access points from Ludlow Lane and Windsor Road. Windsor Road and its associated side streets are home to numerous local and national retailers to include Boots the Chemist, Starbucks, WH Smith, Greggs, Barclays Bank and the Co-operative Supermarket.

Description

The available unit is presently occupied as a dress agency and has the benefit of laminate flooring and spot lighting to the sales area.

A storage area, WC and kitchen facilities are located to the rear of the unit.

The arcade also benefits from CCTV.

Accommodation

Ground Floor Sales	411.89 sqft	38.28 sqm
Ancillary	36.36 sqft	3.38 sqm
Total	448.25 sqft	41.66 sqm

Lease

The unit is available by way of a new lease on terms to be agreed.

Rent

£9,750 per annum exclusive of all other outgoings.

Rates

Rates payable on the unit for the year 2009/2010 are £3,520.80 per annum.

Legal Costs

Each party to be responsible for their own legal costs in the transaction.

VAT

VAT will be charged where applicable.

Energy Performance

The property is awaiting assessment.

Viewing

Strictly by appointment through the joint agents:-

EJ Hales

Owen Cahill, Tel 029 2034 7111

e-mail: owen@ejhales.co.uk

or

Burnett Davies

Tel 029 2062 1162

e-mail agency@burnettdavies.com

SUBJECT TO CONTRACT & AVAILABILITY

December 2009

E J Hales 9/12/2009



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