

**PRIME RETAIL SHOP
TO LET**

**UNIT 4, 3/6 CARDIFF STREET
ABERDARE
CF44 7DP**



LOCATION

The property occupies a prime trading location on Cardiff Street in the centre of Aberdare.

Multiple retailers in close proximity include Peacocks, Shoefayre, Gilesports, New Look and Argos.

The location is shown on the attached Street Traders Plan.

DESCRIPTION

The property comprises a ground floor retail unit with ancillary accommodation at first floor level.

The property has the benefit of rear servicing.

ACCOMMODATION

The property comprises the following approximate dimensions and floor areas:-

Internal Width	7.57m	24ft 10in
Shop Depth	18.49m	60ft 8in
Ground Floor Sales	126.2m ²	1,358 sq.ft
First Floor Storage	77.30m ²	832 sq.ft

LEASE

The premises are available by way of a new effective full repairing and insuring lease for a term of 10 years subject to an upward only rent review at the end of the 5th year.

RENT

£22,500 per annum exclusive

RATES

Our inspection of the rating list shows the following assessment for the subject property:-

Rateable Value	£24,250.00
Rates Payable (2011/2012)	£10,379.00

We recommend that interested parties make their own enquiries of the Local Authority to confirm the figures given above.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

LEGAL COSTS

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

VIEWING

Strictly by appointment through this office, contact:-

Philip Gwyther – Tel: 029 2034 7122
e-mail: philip@ejhales.co.uk

King Sturge 18/1/2008

