

SHOP UNIT

LEASE FOR ASSIGNMENT

**54 ALBANY ROAD
CARDIFF
CF24 3RR**

Location

The property is situated on Albany Road, which is Cardiff's principle suburban shopping location.

The location is shown on the Street Trader's Plan on the rear of these particulars.

Multiple retailers in close proximity include Blockbuster, Home Bargains, Boots the Chemist, Superdrug.& Clinton Cards.

Description

The property comprises a ground floor shop unit with ancillary accommodation at first and second floor levels.

Accommodation

Internal Width	4.72m	15ft 6in
Shop Depth	10.62m	34ft 10in
Ground Floor Sales	46.92m ²	505 sq ft
Ground Floor Storage	19.97m ²	215 sq.ft
First Floor	48.96m ²	527 sq.ft
Second Floor	14.77m ²	159 sq.ft

Lease Terms and Rent

The premises are held by way of a full repairing and insuring lease for a term of 15 years from the 7th November 2003 subject to 5 yearly upward only rent reviews.

The current passing rent is £20,750 per annum exclusive.

Rates

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

Rateable Value	£16,750.00
Rates Payable (2010/2011)	£ 6,850.75

We recommend that interested parties make their own enquiries of the local authority (Tel: 029 2087 1508) to confirm the figures given above.

Legal Costs

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

VAT

All figures quoted are strictly exclusive of VAT where applicable.

Viewing

Strictly by appointment through this office, contact:-

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

Ref: PG/276

