

## SHOP/CAFÉ/RESTAURANT

### TO LET 23 SALISBURY ROAD CARDIFF



#### Location

The property is located on Salisbury Road, a prominent thoroughfare in the centre of Cathays and a large student area.

The property comprises an excellent corner trading location on its junction with Llantwit Street.

The area contains a number of local retailers, restaurants and bars in close proximity.

#### Description

The property comprises a ground floor shop/cafe together with kitchen and WC facilities.

#### Accommodation

Shop Frontage	14ft 10in	4.52m
Internal Width	17ft 11in	5.46m
Shop Depth	25ft 5in	7.75m
Ground Floor Sales	415 sq.ft	38.6m <sup>2</sup>
Rear Sales	234 sq. ft	21.7m <sup>2</sup>
Kitchen	92 sq. ft	8.5m <sup>2</sup>

#### Terms

The property is available on a new lease on terms to be agreed incorporating 5 yearly upward only rent reviews.

#### Rateable Value

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

Rateable Value	£6,600.00
Rates Payable (2009/2010)	£3,227.40

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

#### Planning

We are advised that the property has recently gained planning consent for A3 Café/Restaurant. Details available upon request

#### Rent

£14,500 per annum exclusive

#### 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 please contact:-

Owen Cahill Tel: 029 2034 7111  
e-mail: [owen@ejhales.co.uk](mailto:owen@ejhales.co.uk)

**SUBJECT TO CONTRACT**