

## SHOP TO LET

**47/49 CARDIFF ROAD  
DINAS POWYS**



### Location

The property is situated on a highly prominent corner of Elm Grove Road and Cardiff Road, the main route through Dinas Powys.

The immediate area is predominantly residential together with a neighbourhood retail parade comprising a Budgens Convenience Store, Peter Mulcahy Estate Agents, Hairdressers and Video Store.

### Description

The property comprises a two storey corner unit providing ground floor retail accommodation, consisting of a large showroom, rear ancillary and WC.

The property also benefits from car parking for 3-4 vehicles to the rear.

### Accommodation

Ground Floor Showroom	1,920 sq. ft
Rear Sales Area	610 sq. ft
Rear Stores	270 sq. ft

### Lease

The property is available by way of an assignment of the lease which is due to expire 9<sup>th</sup> April 2014.

### Rent

The current passing rent is £15,750 per annum exclusive, with no further rent reviews.

### Rates

Rateable Value	£19,000
Rates Payable (2010/2011)	£ 7,771

Interested parties are advised to make their own enquiries of the Local Authority.

### Legal Costs

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

### VAT

All figures quotes are strictly exclusive of VAT where applicable.

### Viewings

Strictly by appointment through the sole letting agents, E J Hales, contact:-

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

Robert Hales – Tel: 029 2034 7110  
e-mail: [robert@ejhales.co.uk](mailto:robert@ejhales.co.uk)

**SUBJECT TO CONTRACT AND AVAILABILITY**