



A1/A2 OPPORTUNITY

241 COWBRIDGE ROAD EAST
CANTON
CARDIFF
CF11 9TB



LOCATION

The property is situated on Cowbridge Road East in the highly populated suburb of Canton, approximately one mile to the west of Cardiff City Centre.

The immediate vicinity comprises a number of commercial uses including Tesco, Peacocks, Boots, Costa Coffee and numerous independent coffee, fast food takeaway and restaurant operators.

DESCRIPTION

The property comprises of ground floor retail accommodation with office / storage accommodation at first floor. The basement comprises a strong room and additional storage.

The subject property has limited free car parking to the rear.

ACCOMMODATION

The property affords the following approximate net internal area:-

Ground Floor Sales	1,031 sqft	95.78 sqm
Ground Floor Offices	800 sqft	74.32 sqm
First Floor	1,233 sqft	114.55 sqm
Basement	244 sqft	22.67 sqm
Total	3,308 sqft	307.32 sqm

TERMS

The property is available on a new lease for a term to be agreed.

RENT

£25,000 per annum exclusive.

RATES

We are informed by the Valuation Office that the property is assessed for rating purposes as follows:-

Rateable Value	£24,250.00
Rates Payable (2021/22)	£12,973.75

Due to Covid-19, all retail, leisure and hospitality businesses in Wales occupying properties with a rateable value of £500,000 or less will receive 100% non-domestic rates relief for the financial year 2021/22.

Please discuss with the local authority to check whether you are eligible for any rates relief.

EPC RATING

B:50

VAT

All figures quoted are strictly exclusive of VAT where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, E J Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

VIEWING

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

Owen Cahill • Tel: **07824 638338** • E-mail: **owen@ejhales.co.uk**

Robert Hales • Tel: **07775 910995** • E-mail: **robert@ejhales.co.uk**

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

