



FITTED BARBERS
(A1 RETAIL CONSENT)

45 LLANDAFF ROAD
CARDIFF
CF11 9NG



LOCATION

The property occupies a good location on Llandaff Road on the edge of Canton / Pontcanna.

DESCRIPTION

The property comprises a ground floor retail unit currently fitted as a barbers with treatment rooms.

ACCOMMODATION

The property comprises the following approximate areas:-

Front Sales	321 sq ft	29.82 sq m
Middle Sales	135 sq ft	12.54 sq m
Rear Sales	117 sq ft	10.86 sq m
Kitchen	36 sq ft	3.34 sq m
Store	57 sq ft	5.30 sq m
Treatment Rooms	161 sq ft	14.96 sq m
Total	827 sq ft	76.83 sq m

TERMS

The property is available by way of an assignment of the existing 5 year lease from 5 June 2020.

The current passing rent is £11,000 pax rising to £11,250 in June 2022, £11,500 in June 2023 and £11,750 in June 2024.

New lease available (subject to landlord consent)

RATES

Rateable Value	£7,800
Rates Payable (2022/23)	£4,173

Due to Covid-19, all retail, leisure and hospitality businesses in Wales will receive 50% non-domestic rates relief for the financial year 2022/23. This will be capped at £110,000 per business across Wales.

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

EPC

A copy of the Energy Performance Certificate is available on request.

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

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