

**SHOP TO LET**

96 Whitchurch Road  
Cardiff  
CF14 3LY



## LOCATION

Whitchurch Road comprises a mixture of uses including retail, restaurants, fast food, offices and residential and serves the densely populated areas of Cathays, Roath and Heath.

The property is in close proximity to the University Hospital of Wales.

Occupiers within close proximity to the subject property include Sainsburys Convenience Store and various local retail and catering outlets.

## DESCRIPTION

The property comprises a ground floor retail unit on Whitchurch Road and comprising the following approximate dimensions and floor areas:-

Internal Width	5.1m	16ft 9in
Shop Depth	6.8m	22ft 4in
Ground Floor Sales	34.8m <sup>2</sup>	374 sqft
Ground Floor Rear Room	10.4m <sup>2</sup>	112 sqft
Ground Floor Kitchen	2.4m <sup>2</sup>	26 sqft
Ground Floor WC		

## TERMS

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

## RENT

£13,500 plus VAT per annum exclusive.

## PLANNING

We understand that the property has planning consent for use a Nail Bar under the Town & County Planning (Use Classes) Order 1987 and any alternative use is likely to require planning consent.

## RATES

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

Rateable Value	£9,000
Rates Payable (2021/22)	£4,815

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

The property has an EPC rating of E104. 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:  
Philip Gwyther • Tel: 07775 910994 • E-mail: philip@ejhales.co.uk

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