



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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RETAIL UNIT TO LET WITH PARKING

**113 BRYN HEULOG, PENTWYN,
CARDIFF, CF23 7JD**

**Ground Floor Sales Area
210.64 sq m (2,267 sq ft)**

Location

The premises occupy a prominent corner location fronting Pentwyn Drive. Pentwyn is located approximately 5 miles North West of Cardiff City Centre and approximately 2 miles to the South West of junction 30 of the M4 (Cardiff Gate). Opposite the subject property is **One Stop/Post Office** and **Betfred**. St David's Medical Centre and a number of more local based businesses catering for the immediate residential catchment are within the area.

Description

The premises comprise a retail unit arranged over ground and first floors forming part of a traditional brick built property having been recently converted from a public house for use as a convenience store. The property benefits from demised customer parking for approximately 20 vehicles.

Accommodation

Ground Floor Area	210.64 sq m	2,650 sq ft
Ground Floor Stores	132.04 sq m	1,421 sq ft
First Floor Stores	98.27 sq m	1,058 sq ft

These areas have been supplied by a third party and have not been verified by us.

Rental

Rental offers invited exclusive of Business Rates and VAT.

Lease

Available by way of a new sublease expiring 24th June 2024 without review excluding sections 24-28 of The Security of Tenure Provisions of the Landlord and Tenant Act 1954 part II. Longer lease term subject to negotiation.

Rating Assessment

Rateable Value	£46,000
Rate in £ (2018/2019)	51.4p
Rates Payable	£23,644

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable.

EPC / Floor Plans

Available upon request.

Legal Costs

Each party are to be responsible for their own legal costs incurred within the proposed transaction.

Viewing

Strictly by appointment with the sole retained agent:-

Barry Muggridge

Rowley Hughes Thompson LLP

Direct Tel: 0117 970 7534

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Date prepared: March 2019. All transactions are stated exclusive of VAT. Subject to Contract.

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