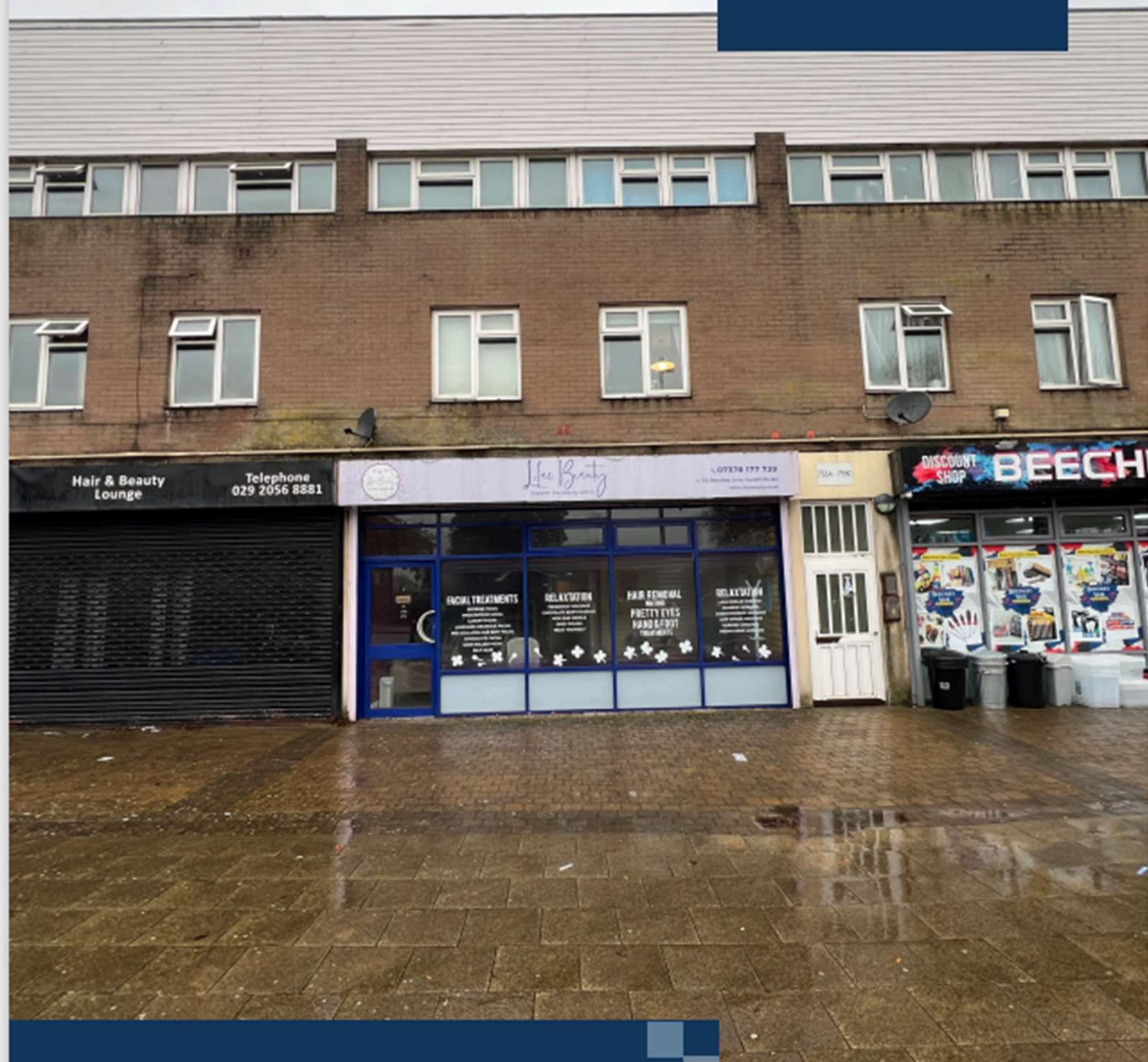


emanueljones



To Let

**753 Beechley Drive**

Cardiff, CF5 3SJ

755 sq ft (70.10 sq m)

029 2081 1581

[www.emanuel-jones.co.uk](http://www.emanuel-jones.co.uk)

- Glazed frontage
- Ground floor retail unit
- Quoting £12,000 per annum

## Location

The property is located on Beechley Drive within the suburb of Fairwater, west Cardiff. The property can be accessed via Pentreban Road from the north which in turn provides access to Llantrisant Road and Cardiff beyond. The property is also well serviced by public transport with a number of bus routes connecting the area. Fairwater train station is also 1.2 miles east.



## Description

The property forms part of a parade that comprises 4 retail units beneath residential accommodation. The available unit benefits from good glazed frontage with security shutter. It is currently configured to provide a waiting area to the front with a number of partitioned rooms providing kitchenette, storage and treatment room.

To the side of the property is a public car park.

## Accommodation

The property has been measured on a Net Internal Area (NIA) basis and provides the following approximate areas:

Area	Area sq ft	Area sq m
Ground Floor	755	70.10

## Use

We understand the property currently benefits from A1 / D1 use. Alternative uses may be suitable, subject to necessary consents.

Interested parties are advised to rely on their own enquiries to confirm.

## Rent

The property is available at a quoting rent of £12,000 per annum.

## Lease Terms

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

## Business Rates

The property has a current rateable value of £4,700. We understand it therefore qualifies for 100% small business rates relief.

Interested parties are advised to rely on their own enquiries with the relevant local authority.

## EPC

We understand the property has an EPC of E (114). A full copy of the certificate can be provided upon request.

## VAT

The property is not elected for VAT.

## Legal Costs

Each party to bear their own legal and professional costs incurred.

## Viewing

Strictly by appointment via sole agents Emanuel Jones:-

**Contact:** Carlo Piazza / Luca Piazza

**Email:** carlo@emanuel-jones.co.uk  
luca@emanuel-jones.co.uk

**Subject to Contract and Availability.**

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**Contact Us:**  
**029 2081 1581**