



To Let

Unit 3 Hollybush Estate

Cardiff, CF14 7DS

622 sq ft (57.81 sq m)

029 2081 1581

www.emanuel-jones.co.uk

- Glazed frontage
- Ground floor retail unit
- Quoting £8,500 per annum

Location

The property is located on the Hollybush Estate in north Cardiff. The property is easily accessible being situated just off Park Road. It is well connected to Whitchurch (south) and Coryton Interchange (north). The property is also well serviced by public transport as the local area benefits from a number of bus routes and Coryton train station is a short 0.1 mile walk south.



Description

The property forms part of a retail parade that is made up of 3 units, each separately occupied. The available unit is located at the end of the parade. The unit is configured to provide retail / office space occupying the majority with a small breakout / storage space and WC. It has glazing onto Hollybush Estate which is protected by security shutter.

Accommodation

The property has been measured on a net internal area (NIA) basis and provides the following approximate areas:

Description	Area sq ft	Area sq m
Ground floor	622	57.81

Use

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

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

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Rent

The property is available at a quoting rent of £8,500 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 £3,850. 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

The property has an EPC rating of D. A full copy of the certificate can be made available upon request.

VAT

The property is not elected for VAT.

Legal Costs

The successful party to contribute £650 to the landlords surveyors fees and a minimum of £750 to legal fees (based on time spent).

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 & Availability

Contact Us:

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