

Watts & Morgan

TO LET



£15,000 Per Annum

Ground Floor Lock-Up Retail/Business Unit, 8 Royal Buildings, Victoria Road, Penarth, CF64 3ED

- Immediately available "To Let" a ground floor retail/business unit long established for use as a café bar/restaurant and premises but considered suitable for a variety of alternate retail and commercial uses subject to the obtaining of any necessary change of use planning permission.
- Briefly provides approximately 57.35 sq.m (615 sq.ft) Net Internal Area of retail sales together with basement storage and attractive rear courtyard/garden area.
- A highly prominent location in Royal Buildings fronting Victoria Road immediately opposite Penarth Train Station within Penarth Town Centre.
- Immediately available "To Let" under terms of a new Full Repairing and Insuring Lease for a term of years to be agreed at an asking rental of £15,000 per annum exclusive.

Location

The property is situated in a prominent and convenient location fronting Victoria Road on the outskirts of Penarth Town Centre.

The property is located immediately off opposite Station Approach short-stay car parking and immediately opposite Penarth mainline railway station.

Description

The property briefly comprises an attractive mid-terrace ground floor lock-up retail/business unit that provides for essentially open-plan accommodation with fully opening shop front windows. The property has the significant benefit of basement storage and rear courtyard/garden area.

The property is long established for café bar/hospitality use and is considered ideally suited for a continuation of this use but is also considered suitable for a variety of retail and alternate business uses subject to the obtaining of any necessary change of use planning permission.

The property briefly provides the following accommodation: -

Ground Floor Sales – 57.35 sq.m (615 sq.ft) Net
Internal Area of accommodation
Ground Floor Kitchen/ancillary – 7.44sq.m (80 sq.ft)
Net Internal Area
WC
Basement Storage
Enclosed Rear Garden/Courtyard

Tenure

The property is immediately available "To Let" under terms of a new Full Repairing and Insuring Lease for a term of years to be agreed.

Asking Rental

£15,000 per annum exclusive.

VAT

All figures quoted are exclusive of VAT if applicable.

Business Rates

The Valuation Agency Office website advises a rateable value of £9,000. The incoming tenant should benefit from small business rates relief. For exact rates payable contact Vale of Glamorgan Council Rates Department.

EPC

Pending

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT if applicable.

Anti Money Laundering

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Viewing

Strictly by appointment only through sole letting agents:

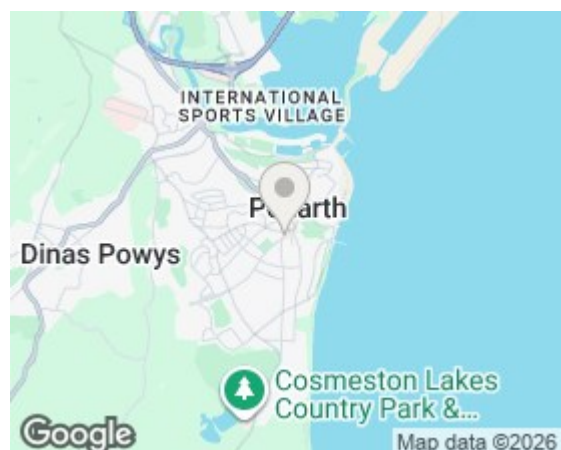
Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: commercial@wattsandmorgan.co.uk

Please ask for

Dyfed Miles or Matthew Ashman



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

Follow us on

