

Location

The property is situated fronting Penarth Road in a busy commercial area. Penarth Road is one of the main arterial routes into the city centre and is characterised by a mix of commercial, Trade Counter and retail uses. Screwfix are located adjacent with other occupiers along Penarth Road including Halfords and Wickes.

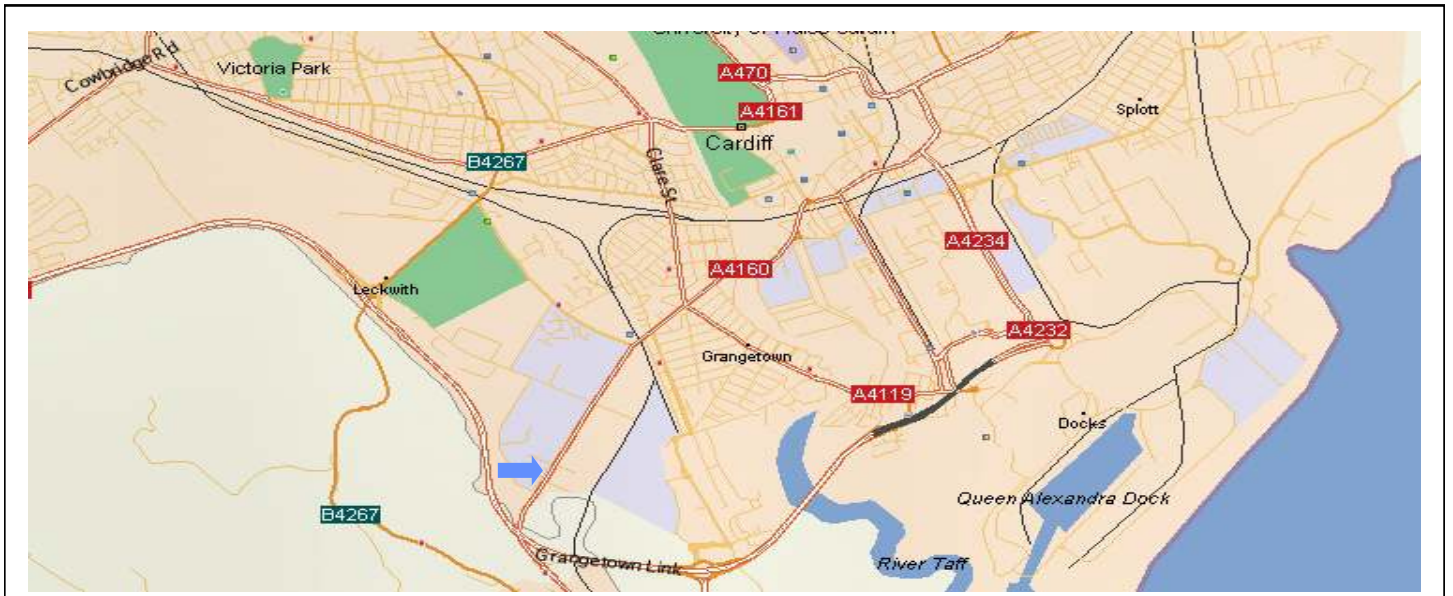
The property is well positioned for access to the city centre and the A4232 link to the M4.

Accommodation

Sales	2705 sqft	251 sqm
Store	760 sqft	71sqm

Rates

Rateable value	£22000
Rates payable	£10758



Description

The property comprises a fully fitted retail unit/showroom with ancillary stores/workshop, kitchen and wc.

The specification includes solid floor laid with carpets, suspended ceiling with inlaid lighting, electric heating and extensive glazed shop frontage.

To the rear is a workshop/store together with ancillary wcs and kitchen

The property is situated on a large site with potential to create additional parking/external display.

Terms

The property is available to let at an initial rental of £40,000 per annum subject to periodic rent reviews. Freehold offers in the region of £550,000 are invited.

VAT

VAT is payable in addition.

Legal costs

Each party will pay their own legal costs

Further details

Contact Mark Hiron.

The particulars contained within this brochure are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted in these particulars may be subject to VAT in addition.



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PROPERTY ADVISORS & CONSULTANTS

For sale or to let

**Prominent main road retail warehouse/showroom
with ancillary workshop/stores
Large site with potential for outside display**



**248 Penarth Road
Cardiff**



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