

TO LET / MAY SELL



296 NORTH ROAD CARDIFF CF14 3BN

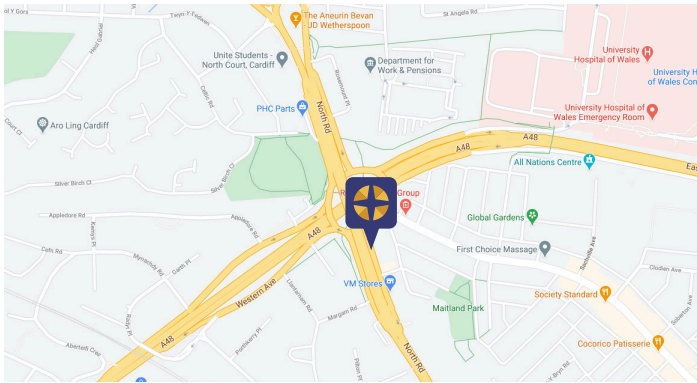
- Prominently located just off the A470 North Road, Cardiff
- Suitable for alternative uses (Subject to Planning)
- On Site Parking
- Total NIA 1,290 sq ft / 119.91 m²

Location

The subject property is located on the A470 North Road one the main arterial routes into Cardiff from its northern suburbs.

It is strategically positioned on the Gabalfa interchange which links the A470 and A48 Western Avenue.

It is approximately 2 miles north of Cardiff City Centre and approximately 3 miles to the south of Junction 32 of the M4 motorway.



Description

The subject property comprises of a mid-terraced building of brick stone construction under a pitched slate roof. The property has ground floor glazed frontage onto a front commercial / retail area with ground floor rear stores.

There is a rear parking area for 4 - 6 vehicles and rear pedestrian access to the building.

The first floor of the property provides two further offices with stores and a kitchen area along with male and female WCs.

The property benefits from gas central heating and UPVC double glazing to part.

The property also has electric, security roller shutters at ground floor level.

Accommodation

The accommodation as follows has been measured on a net internal area basis in accordance with RICS Property Management, 2nd Edition, January 2018:-

| GROUND FLOOR | Sq Ft | M ² |
|--------------|-------|----------------|
| Front Sales | 501 | 46.56 |
| Rear Office | 140 | 12.99 |
| Rear Office | 137 | 12.71 |

| FIRST FLOOR | Sq Ft | M ² |
|-------------------|--------------|----------------|
| Front Office | 225 | 20.90 |
| Mid Office | 131 | 12.22 |
| Kitchen | 97 | 9.1 |
| Rear Office/Store | 59 | 5.46 |
| Male & Female WCs | - | - |
| TOTAL NIA | 1,290 | 119.21 |

Terms & Tenure

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

Rent

We are quoting a rental of £15,000 per annum, exclusive of VAT. Alternatively our clients would consider the sale of the freehold of the premises.

Further details are available upon request.

Energy Performance Rating

The EPC Certificate that has been provided indicates that the subject property will fall within the acceptable energy performance range for the purposes of the Act, being rated as D.

Rateable Value

£9,300 (2017 list).

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

All figures quoted are subject to VAT that may be payable at the prevailing rate.

Viewing

Strictly by appointment with sole agents Hutchings & Thomas.

Contact

For more information contact Haydn Thomas:

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Important Notice

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