emanueljones
chartered surveyors

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6 Ty-Nant Court, Morganstown, Cardiff CF15 8LW

SHOP TO LET

with A2 consent and restaurant potential

55 Cardiff Road
ABERDARE CF44 7DL



LOCATION

The property occupies an excellent position on Cardiff St which is Aberdare's prime retailing location. Other retailers in close proximity are New Look, Wilko and Argos.

DESCRIPTION

The property provides a ground floor retail unit. First and second floor either additional customer areas or storage. The property also benefits from a rear yard area.

ACCOMMODATION

The property affords the following approximate areas:-

Ground floor sales	1,462 ft²	(135.80 m²)
Ground floor store	414 ft²	(38.50 m²)
First floor	1,000 ft²	(92.90 m²)
Second floor	893 ft²	(83.00 m²)

LEASE

The property is available on a new lease for a term of years to be agreed.

RENT

£22,000 per annum

EPC

The property is currently being assessed.

BUSINESS RATES

We are informed that the rateable value of the property is £24,000. However interested parties should make their own enquiries with the Local Authority.

POSSESSION

On completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred.

VAT

All figures are exclusive of VAT where applicable.

VIEWING

Strictly by appointment through sole agents
Emanuel Jones
Contact: David Williams/Rhys Williams
Tel: 029 2081 1581

Or our joint agents Owen Cahill of EJ Hales
Tel: 029 2037 8844

SUBJECT TO CONTRACT & AVAILABILITY

April 2016

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