



40 Merthyr Road

Whitchurch, Cardiff, CF14 31H

Cafe/Retail Premises To Let

880 sq ft
(81.75 sq m)

- Fitted cafe unit but suitable for a ranges of uses within Class E
- Prominent corner location on the popular Merthyr Road
- Adjacent to Co-op and other nearby occupiers include Loungers, Boot, Greggs, Dominos and Coffee#1

Summary

Available Size	880 sq ft
Rent	£23,000 per annum
Rates Payable	£9,088 per annum
Rateable Value	£16,000
Service Charge	Further information upon enquiry.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Location

Merthyr Road is a prominent thoroughfare in the suburb of Whitchurch, located approximately 3–4 miles northwest of Cardiff city centre. The road offers a good mix of national retailers; Co-op, Boots, Greggs, Coffee #1, Domino’s, Lloyds Bank, and Tesco together with a number of independent cafés, delis, pubs and restaurants.

Description

The property is an end of terrace unit situated adjacent to Co-op Foodstore, arranged at ground floor only. The unit provide excellent frontage onto Merthyr Road and occupier a corner position at the junction with Bishops Road. The property has most recently been used as a cafe and offers an open plan trading/seating area, a counter and kitchen/prep area with further storage and WC to the rear.

Accommodation

The accommodation comprises the following areas:

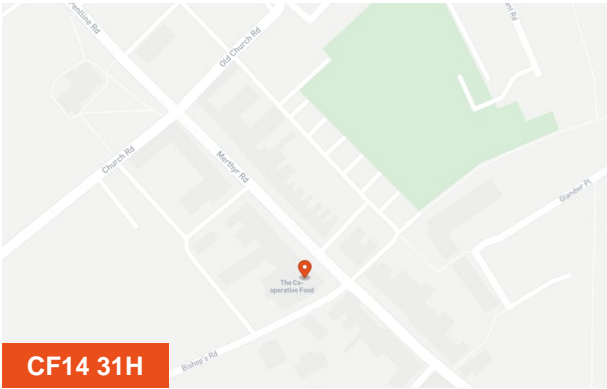
Name	sq ft	sq m	Availability
Ground - Sales	851	79.06	Available
Ground - Ancillary	29	2.69	Available
Total	880	81.75	

Terms

The property is available by way of new sub-lease for a term to be agreed.

VAT

All figures quoted are exclusive of VAT.



Viewing & Further Information

Rebecca Harries

07549 120664

rebecca.harries@htc.uk.com

James Woodard

07753 302236

james.woodard@htc.uk.com

