

# TO LET

## Prominent Roadside Showroom



Unit 1  
Leckwith Road  
Cardiff  
CF11 8AP



## Location

The property is located on the corner of Leckwith Road and Broad Street on the west side of Cardiff. Penarth Road is within 0.5 miles and is a major arterial route linking Cardiff City Centre with the A4232, which connects with the M4 motorway.

The property is situated in an established retail, trade and motor dealership location. Nearby occupiers include **Halfords, MPN Windows, Vauxhall, Cardiff Bed Store and Cardiff City Football Club.**

Leckwith Road is also home to Capital Retail Park with occupiers including **Costco, Asda, DW Sport, Next, SCS and Marks & Spencer.**

## Description

The unit is a refurbished ground floor unit with a toilet and amenity block installed at the rear. Communal car parking is provided to the front.

## Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

Unit	Size (sq ft)	Size (sq m)
Ground Floor	2,828	262.83
<b>Total</b>	<b>2,828</b>	<b>262.83</b>

## Rates

The current Rateable Value of the property for the period 2019/20 is based on UBR multiplier of £0.526p. The Rates Payable for 2019/20 are as follows:

Rateable Value	Rates Payable
£21,500	£11,309

## Tenure

Available by way of a new full repairing and insuring lease.

## Quoting Rent

£36,000 per annum exclusive.

## VAT

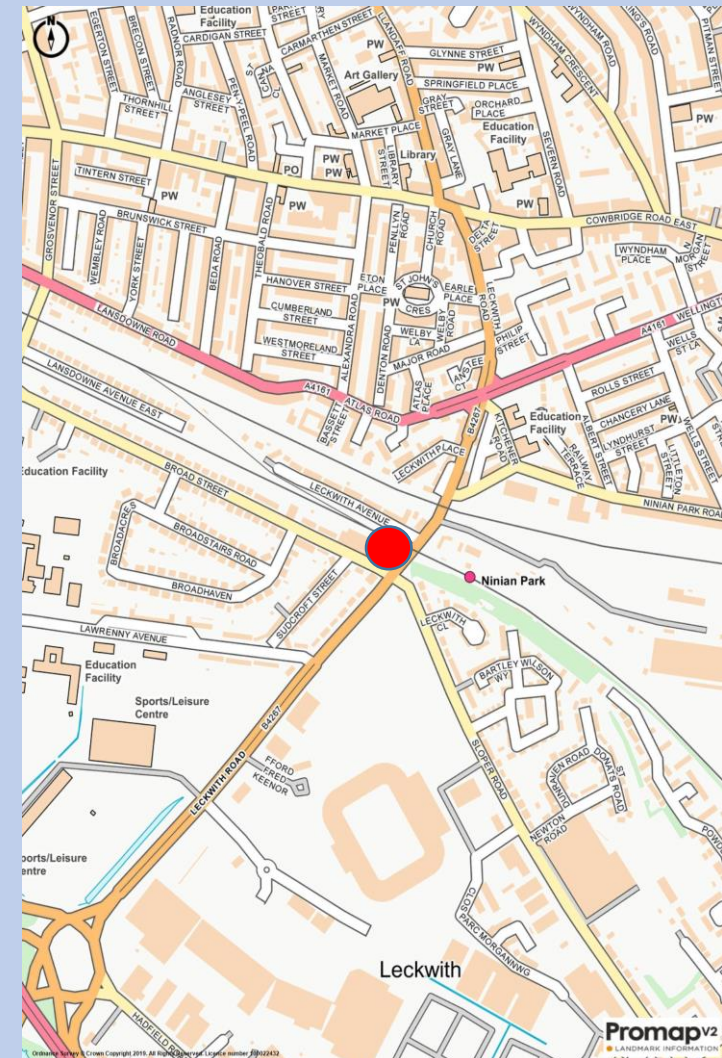
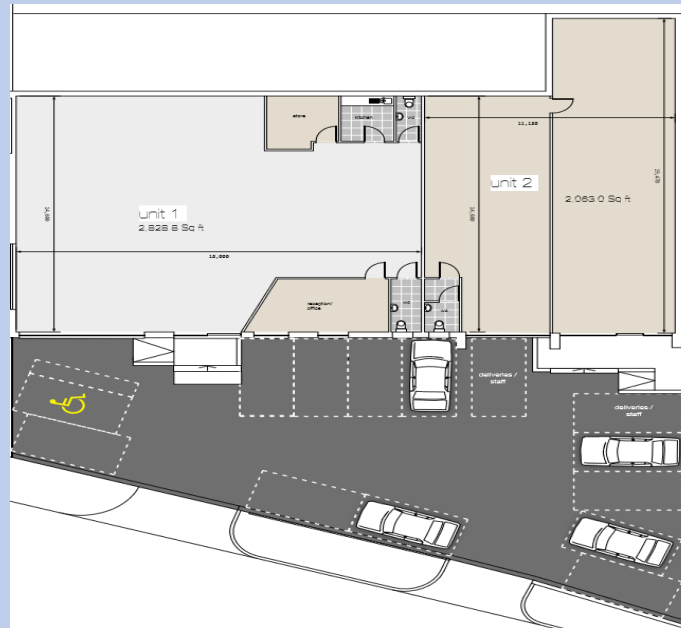
All figures quoted are exclusive of V.A.T. where applicable.

## Energy Performance Certificate

Available on request.

## Costs

Each party is to bear their own legal and professional costs incurred in the transaction.



## Further Information

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