



GLANMOR CHARTERED
SURVEYORS

 Cardiff, South West Wales

287 Cyncoed Road

Shop/Cafe To Let

1,609 Sq ft | Affluent location within close proximity to local retailers and amenities

OVERVIEW

LOCATION

The premises is situated in the affluent area of Cyncoed within North-East Cardiff. The premises is within 5 miles of Cardiff city centre and train station.

The premises is within a mostly residential area and sits opposite an established parade of commercial units that include pharmacies, estate agents, dental practices and a recently established Co-op convenience store.

DESCRIPTION

The ground floor accommodation comprises a large retail area to the front with a new glass box extension and potential kitchen, WC and further ancillary storage located to the rear. Further ancillary storage accommodation is provided via the basement.

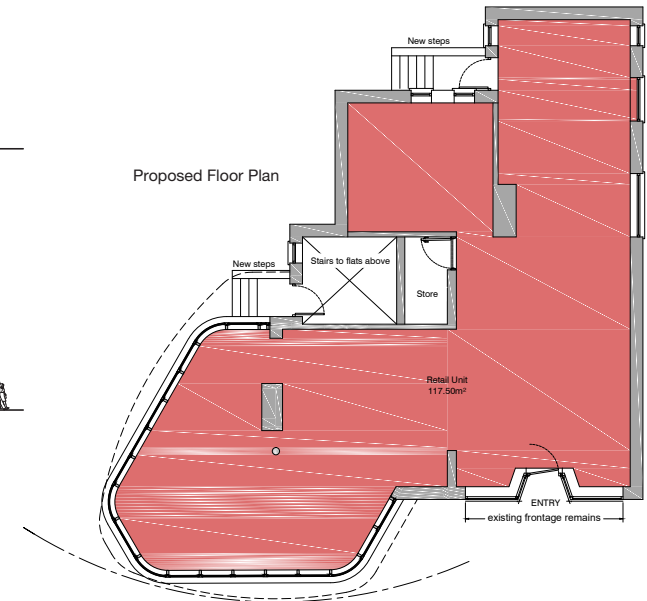
The premises provides opportunity for a new café/coffee shop or restaurant with the potential for an outdoor seating area to the front and rear of the premises. Other uses including retail will be considered.



Front Elevation



Side Elevation



Floor Plan - Proposed

OVERVIEW

ACCOMMODATION

AREA	m2	ft2
Ground Floor	124.49	1,340
Basement / Ancillary	24.99	269

TENURE

The premises is available on new full repairing & insuring lease terms to be agreed

RENT

£30,000 per annum exclusive.

VAT

Please note the premises is VAT elected. Therefore, VAT will be payable in addition.

PLANNING PERMISSION

The property benefits from A3 use under the Town & County Planning Act 1990.

BUSINESS RATES

Our inspection of the rating list shows the following assessment for the subject property.

Rateable Value: £14,250 (2023/24)

All businesses in Wales will benefit from the new rates support which includes freezing the non domestic rates multiplier (currently 0.53 which is times rateable values) for 2023/24. Eligible ratepayers will receive 75% non domestic rates relief for 2023/24, a rise from the 50% relief provided in 2022/23

Please note the premises has recently undergone refurbishment and may require a business rates revaluation. Please contact the VOA for any enquiries.

EPC RATING

The EPC has a current energy rating of: D - 96

For all enquiries please contact;

Glanmor Chartered Surveyors

01792 439105

info@glanmorproperty.co.uk



Street View



Artist Impressions



**GLANMOR CHARTERED
SURVEYORS**

SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, March 2024.

Important notice relating to the Misrepresentation Act 1967. Glanmor Property Ltd act for itself and the vendor as agents for the vendor give notice that: 1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavors to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors. 3. Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.