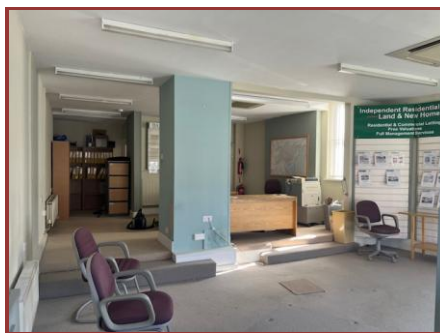


BR144CRRD

TO LET / MAY SELL 144 CRWYS ROAD CATHAYS CARDIFF CF24 4NR ANNUAL RENT £20,000



MAIN FEATURES

MODERN PRIME CORNER LOCATION PREMISES
59.79 SQ MT (644 SQ FT) PLUS 20.07 SQ MT (216 SQ FT)
A2 OFFICE OR A1 RETAIL USE
INCLUDES CAR PARKING
NEW LEASE AVAILABLE
MAY SELL - PLEASE CALL TO DISCUSS TERMS

Notice To Prospective Purchasers

In accordance with our terms & conditions of appointment, these property particulars are provided as a guideline (only), for prospective purchasers to consider whether or not, to enter into negotiations to purchase or rent the subject property. Any & all negotiations regarding the property are to be conducted via the agency of Barbara Rees. Whilst all due diligence & care has been taken in the preparation of these particulars, the information contained herein does not form part of any contract nor does it constitute an offer of contract. Upon acceptance of any offer (which shall be subject to contract), the vendor & or the agent, reserves the right to amend or withdraw acceptance of any offer & prior to entering into a contract, the purchaser must furnish the agent with full details of their purchasing arrangements. Prospective purchasers must also satisfy themselves by inspection, survey, or other means that the property they intend to purchase is satisfactory in all regards and suitable for their requirements. The issue of these particulars impose no liability whatsoever, on the vendor, agent, any employee or connected person thereof.

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144 CRWYS ROAD CATHAYS CARDIFF CF24 4NR

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees Commercial is pleased to offer on lease, this modern, prime (and highly visible), corner location office / retail unit, located on the A469 in Cathays Cardiff, at the junction of Crwys Road and Malefant Street.

Crwys Road is close to the City centre, being a well established, mixed use area, with a range of local shopkeepers, national retailers and office users, along with a library, several food and leisure outlets, plus densely populated residential housing.

The premises has a full width / height, display window frontage (and return frontage) with internal security roller shutters, air conditioning and on site car parking for six vehicles.

See the map inlay below for local directions.

VIEWING; Strictly accompanied viewing only, by prior appointment via our Tonypandy office.

GROSS FRONTAGE; 7.10 m (23'3") full width / height display window frontage with security roller shutters.

GROUND FLOOR; 79.36 sq mt (854 sq ft) comprising two offices, side entrance lobby, a staff kitchen and wc.

EXTERIOR; Private car park with off road parking for six vehicles.

USER; Believed to fall within use class A2 / A1 office or retail (1987 planning act use class orders as amended).

RATES; RV = £ 14,500 (front office), RV = £ 3,900 (rear office & car park).

ENERGY RATNG; TBC.

ANNUAL RENT; £ 20,000 (ono) p/a.

LEASE TERMS; New IRI lease available, Please call to discuss terms and costs.

SALE / PURCHASE OPTIONS; The owner may consider a sale, inclusive of the adjoining property 146 Crwys Road (both of which are in our client's ownership), please call to discuss.

VAT; The property is not vat elected, hence vat will not be charged on rent or a sale.

GENERAL NOTES; Any information contained herein should be verified by prospective purchasers / tenants or their advisors prior to any formal commitment to purchase or rent. The proceeds of crime act 2002 & anti money laundering rules 2007 require us to obtain both personal and residence identification from all purchasers / ingoing tenants where an offer has been made and accepted. Please arrange for the appropriate identification to be provided, when asked. Barbara Rees is advised that the property has the benefit of all mains services, including air conditioning, although this and the adequacy and condition of any and all equipment / fixtures and fittings / inventory items, should be confirmed by the prospective purchaser / tenant or via the acting solicitors.

