

# TO LET

## Prominent Retail Unit



15 Heol Y Deri  
Rhiwbina  
Cardiff  
CF14 6HA



## Location

The property is situated on Heol Y Deri in the highly populated suburb of Rhiwbina, approximately 4 miles north of Cardiff City Centre.

Heol Y Deri is a popular suburban shopping area with a mixture of national and local A1/A2/A3 operators. Notable occupiers include **The Co-Op**, **The Juboraj restaurant**, **Coral**, **Parson's Bakery** and **Barnardo's** amongst other.

## Description

The property comprises a ground floor retail unit with W/C accommodation to the rear.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following net internal floor area:

Floor	Size (sq ft)	Size (sq m)
Ground Floors Sales	188	17.47
Ground Floor Storage / Ancillary	319	29.63
<b>Total</b>	<b>507</b>	<b>37.1</b>

## Rates

The current ground floor Rateable Value of the property for the period 2020/21 is based on UBR multiplier of £0.535p. The Rates Payable for 2020/21 are as follows:

Rateable Value	Rates Payable
£6,000	£3,210

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

## Tenure

Available by way of a new Full Repairing and Insuring lease. Terms to be agreed.

## Quoting Rent

£18,000 per annum exclusive.

## VAT

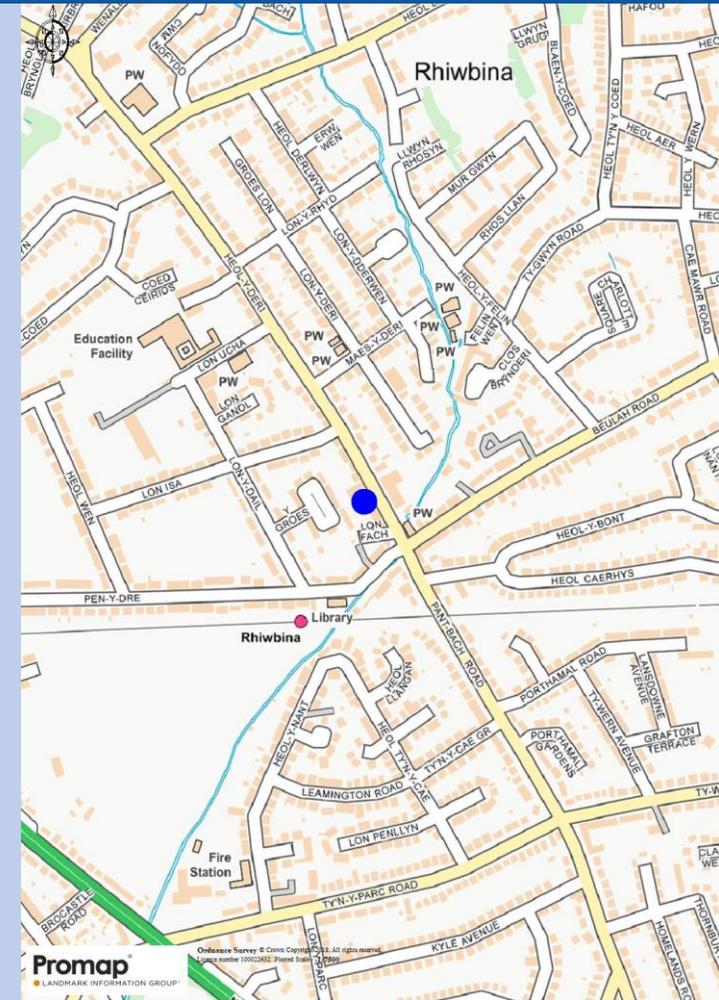
All figures quoted are exclusive of V.A.T. where applicable.

## Energy Performance Certificate

Available on request.

## Costs

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



### Further Information

029 2037 8921

Matthew Jones | [matthew.jones@fletchermorgan.co.uk](mailto:matthew.jones@fletchermorgan.co.uk)

Richard Ryan | [richard.ryan@fletchermorgan.co.uk](mailto:richard.ryan@fletchermorgan.co.uk)



Fletcher Morgan and the Vendor / Landlord take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither Fletcher Morgan nor anyone in their employ have any authority to make any representation or warranty in relation to the property.



02/07/2020