

TO LET

Lock up retail unit
35 Windsor Terrace
Penarth
CF64 1AB

**WATTS &
MORGAN**
Commercial



- Immediately available "To Let" a lock-up retail unit suitable for a variety of retail, business, health and beauty type uses subject to the obtaining of any necessary change of use planning.
- Situated in a prominent and convenient location within Penarth Town Centre.
- Immediately available "To Let" under terms of a new lease on tenant Internal Repairing and Insuring only terms at a rental of £9,500 per annum exclusive.

**Lock up retail unit
35 Windsor Terrace
Penarth
CF64 1AB**

LOCATION

The property is situated in a highly prominent location fronting Windsor Terrace within Penarth Town Centre, located adjacent to Windsor Road the prime shopping thoroughfare serving Penarth. Occupiers in close proximity include Lloyds Bank, Barclays, Principality and Mint & Mustard Indian Restaurant.

DESCRIPTION

The property briefly comprises of a mid terrace lock-up shop and premises occupied within recent years for use as a hair and beauty salon and ideally suited for this use and a variety of alternative retail or business type uses subject to the obtaining of any necessary change of use planning consent.

The property features a timber shop front and shared entrance lobby with the adjoining lock-up retail unit. The property provides for approximately 24.63 sqm (265 sq ft) net internal area of accommodation together with rear ancillary WC.

TENURE

The property is immediately available "To Let" under terms of a new lease on tenant Internal Repairing and Insuring only terms for a term of years to be agreed.

RENTAL

£9,500 per annum exclusive.

BUSINESS RATES

The Valuation Office Agency website advises a rateable value of £5,600 so ingoing tenants should benefit from 100% Small Business Rates Relief.

EPC

To be assessed

VAT

All figures quoted are exclusive of VAT if applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment only through sole letting agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email:

commercial@wattsandmorgan.co.uk

**Please ask for Dyfed Miles or
Matthew Ashman**



www.wattsandmorgan.wales

Watts & Morgan is a trading name of Watts & Morgan LLP. Registered in Wales Partnership No. 0C306058
Registered Office 1 Nolton Street, Bridgend, CF31 1BX

Watts & Morgan LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract; (ii) no person in the employment of Messrs. Watts & Morgan has any authority to make or give any representation or warranty whatsoever in relation to this property.