

TO LET
First Floor Office/Treatment Rooms
6.19 sq.m. – 85.56 sq.m. (66 - 920 sq ft)

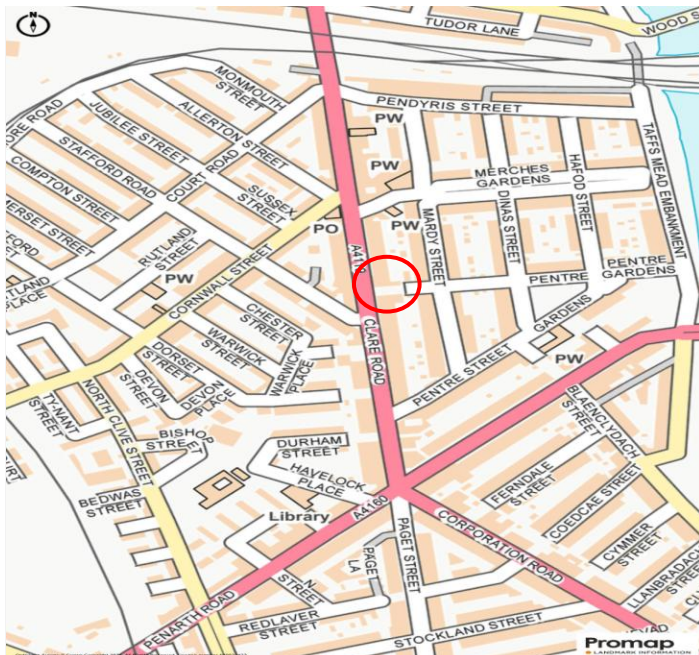


107 Clare Road, Grangetown, Cardiff. CF11 6QQ

- Flexible Lease terms
- Single Rooms or Whole Floor Available
- Ideally Located To A Main Thoroughfare With Prominent Frontage
- Suitable For Office/Clinical/Health/Beauty/Therapy Uses
(Subject To The Necessary Consents)

Rent From £4,800 p.a.x.

Former Saltmead Medical Centre, 107 Clare Road, Cardiff. CF11 6QQ



LOCATION

Grangetown is a popular suburb of Cardiff one mile to the West of the city centre and in close proximity to Cardiff Bay.

The subject property is situated to the corner of Universal Street and Clare Road (A4119), a mixed commercial/residential area, which is a main thoroughfare running through the suburb. Other occupiers within the near vicinity include Well Pharmacy, Greggs, Ladbrokes, WAT Flooring Centre, Darlington Opticians and many other independent businesses.

There is swift access to the M4 motorway at Junction 33 via the Butetown Link Road (A4232) dual carriageway which is a short distance from the subject property.

DESCRIPTION

The available office/treatment rooms are to the first floor of this former GP Surgery with prominent frontage to Clare Road and is available as the whole floor or on a room by room basis.

The rooms to the most part benefit from category 5 strip lighting, gas central heating, shared W.C. and kitchen facilities.

ACCOMMODATION

The accommodation briefly comprises:

First Floor Room A	27.35 sq.m.	294 sq ft
First Floor Room B	6.19 sq.m.	66 sq ft
First Floor Room C	17.65 sq.m.	190 sq ft
First Floor Room D	11.82 sq.m.	127 sq ft
First Floor Room E	11.62 sq.m.	125 sq ft
First Floor Room F	10.93 sq.m.	118 sq ft
Total Available	85.56 sq.m.	920 sq ft

TENURE/TERMS

Leasehold – Flexible Lease terms to be agreed.

A discount may be applied for a lease of the whole floor subject to negotiations.

SERVICE CHARGE

A service charge is to be levied with respect to common expenditure. Further information can be made available upon request.

ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of:

Energy Efficiency Rating

60|C

Copy certificate available upon request.

RATEABLE VALUE

It is advised that interested parties make their own enquiries with the Commercial Rates Department on 029 20 871491/2.

LEGAL COSTS

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

V.A.T.

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

**SUBJECT TO CONTRACT AND AVAILABILITY
VIEWING STRICTLY BY APPOINTMENT ONLY**



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