

TO LET
RETAIL - A1/A2/A3

Ground Floor Unit, Prime Student Living,
Howard Gardens, Cardiff, CF24 0EF



- SELF-CONTAINED GROUND FLOOR RETAIL UNIT (A1/A2/A3 USES)
- GROSS INTERNAL AREA: 126.14 SQ.M (1,357 SQ. FT.)
- FORMING PART OF THE PRIME STUDENT LIVING APARTMENT BLOCK
- CITY CENTRE LOCATION WITHIN DENSELY POPULATED STUDENT CATCHMENT AREA

OFFERS IN THE REGION OF
£24,500 PA

Ground Floor Unit, Prime Student Living, Howard Gardens, Cardiff, CF24 0EF

LOCATION

The property is situated just off Howard Gardens, within an area which is predominantly occupied by high rise buildings to include purpose built residential apartments, student housing and multi-let office blocks, within a densely populated student location, which affords a recognised passing trade.

In addition, we have been informed that the open car park located adjacent is currently owned by the Local Authority, which has also been earmarked for redevelopment. It is advised that the adjoining car park will comprise a large a recreational area, which is likely to increase passing trade even further.

Cardiff has a population of some 362,800, which is home to approximately 33,260 students (2019/20 figures). The subject premises is also within a short walking distance to the city's prime retail area and main shopping district.

DESCRIPTION

The property comprises a self-contained ground floor retail/ office unit, which forms part of a large student apartment block situated along a corner position, facing an open car park within Cardiff city centre.

The subject premises forms part of the recently developed high rise prime student housing block, which accommodates approximately 111 no. apartments and also benefits from either Retail (Class A1) and/or Restaurant (Class A3) and Offices (Class A2 or B1a) uses (Planning Reference: 20/02488/MJR). The commercial unit equates to approximately 1,662 sq. ft. in total, which also benefits from a return frontage of approximately 24 metres.

The subject premises is currently presented in a shell condition, but we advise that adequate services will be provided prior to occupation, including the installation of suitable w.c. facilities or alternatively a suitable rent discount or rent free period may be proposed (subject to contract), on the condition that the prospective Tenant is expected to undertake these works.

ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

GROUND FLOOR

Gross Internal Area	154.43 sq.m	(1,662.30 sq. ft.)
Sales Area	126.50 sq.m	(1,361.64 sq. ft.)
Shop Depth (from Council Car Park)	6.47m (21'3")	
Internal Width (max)	18.02m (59'2")	
Ancillary	27.93 sq.m	(300.63 sq. ft.)

RATES

The Rateable Value for the subject premises has yet to be determined.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit www.voa.gov.uk.

VAT

All figures quoted are exclusive of VAT. Our client reserves the right to levy VAT on this transaction (where applicable).

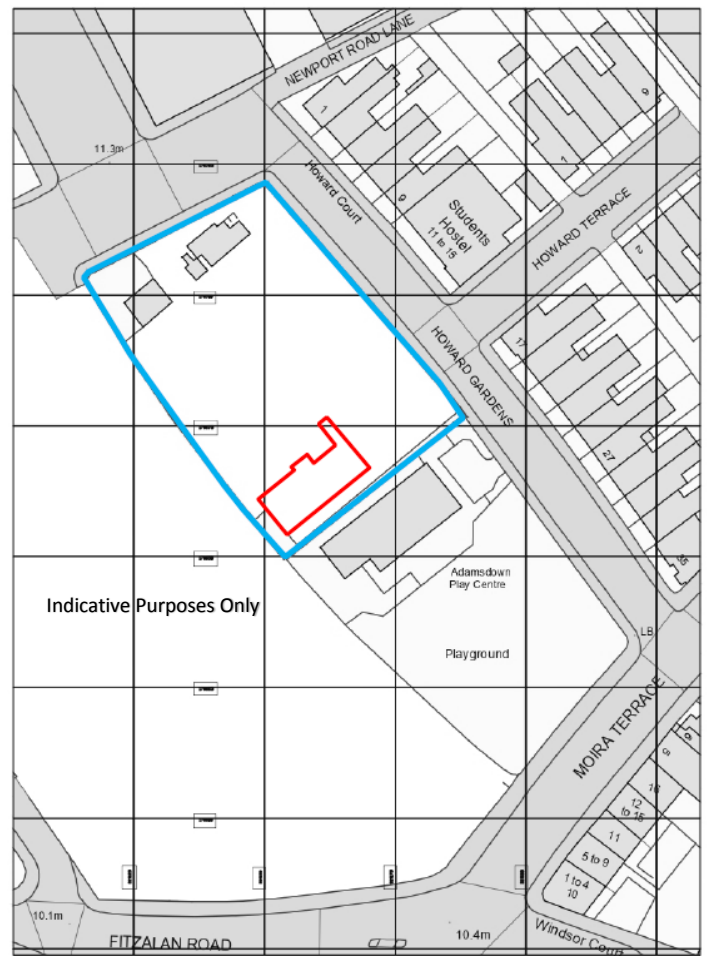
TERMS & TENURE

The premises is available To Let on a new effective full repairing and insuring lease (under terms to be negotiated).

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors
Tel: 01792 479 850
Email: commercial@astleys.net



Ordnance Survey, (c) Crown Copyright 2017. All rights reserved. Licence number 100022432

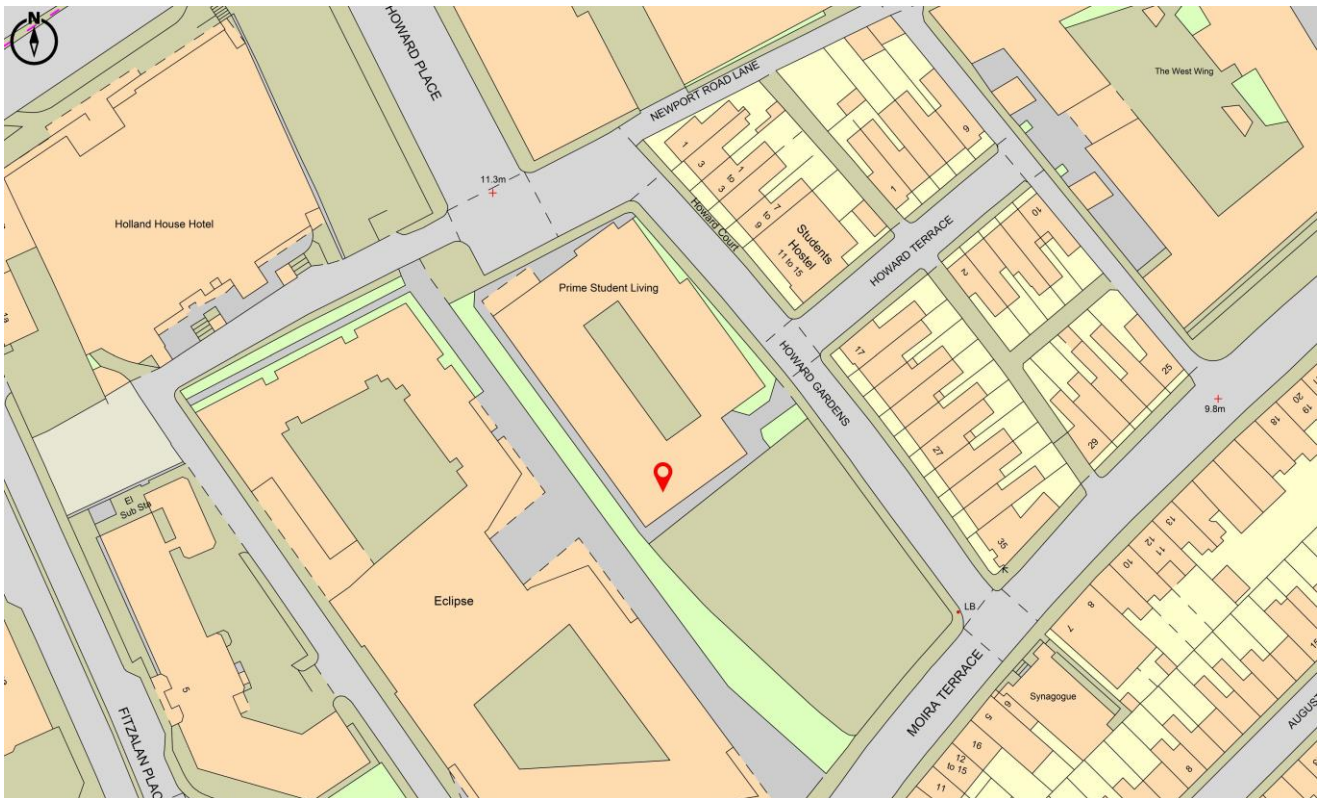
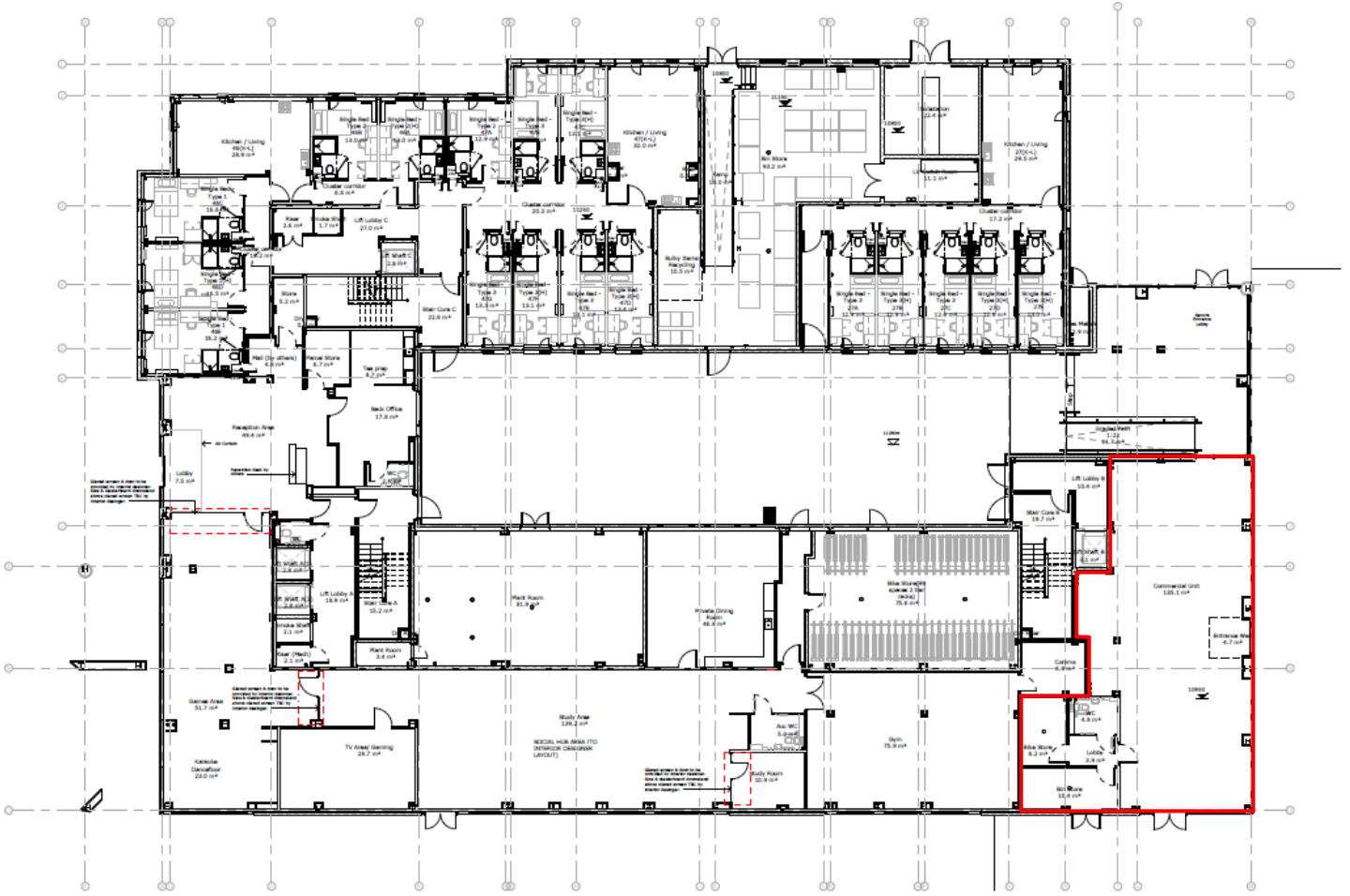
Ground Floor Unit, Prime Student Living, Howard Gardens, Cardiff, CF24 0EF



Astleys gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Astleys has any authority to make any representation or warranty whatsoever in relation to this property.

Astleys is the licensed trading name of Astleys Samuel Leeder which is a limited liability partnership registered in England and Wales. Our registered office is at Raglan House, Charter Court, Phoenix Way, Enterprise Park, Swansea, SA7 9DD. Tel: 01792 479 850. Email: commercial@astleys.net. Website: www.astleys.net.

Ground Floor Unit, Prime Student Living, Howard Gardens, Cardiff, CF24 0EF



Astleys gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Astleys has any authority to make any representation or warranty whatsoever in relation to this property.

Astleys is the licensed trading name of Astleys Samuel Leeder which is a limited liability partnership registered in England and Wales. Our registered office is at Raglan House, Charter Court, Phoenix Way, Enterprise Park, Swansea, SA7 9DD. Tel: 01792 479 850. Email: commercial@astleys.net. Website: www.astleys.net.