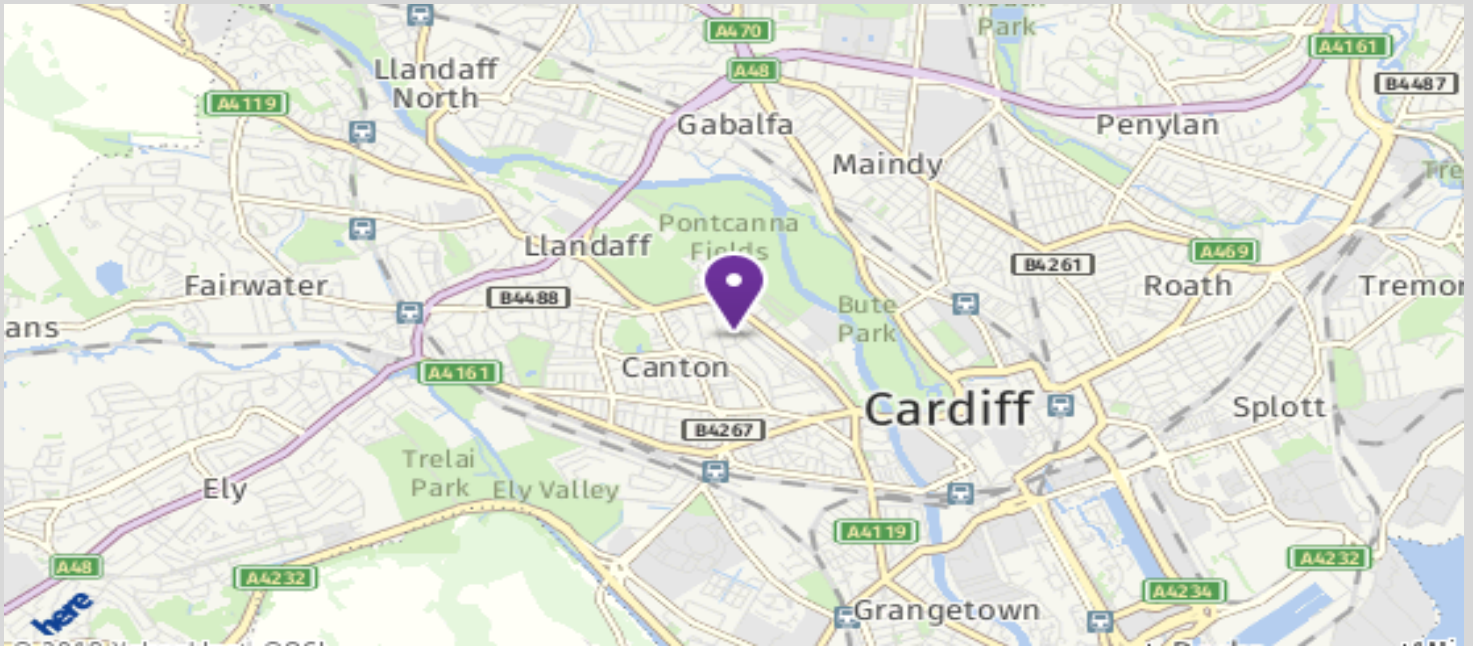


TO LET

2ND FLOOR OFFICES 500ft²(46m²)



1 PONTCANNA STREET
PONTCANNA
CARDIFF CF11 9HQ



LOCATION

The property is situated at the heart of the bustling residential & commercial area of Pontcanna with a range of niche shops, restaurants & pubs.

Pontcanna Fields, Sophia Gardens & The National Sports Centre are all within a short walking distance.

There is a comprehensive bus service & the city centre & Cardiff Central station is within walking distance.

DESCRIPTION

A traditional end of terrace 3 storey building with ground floor shop & offices on the upper floors.

The vacant office suite comprises the whole of the 2nd floor.

ACCOMMODATION

	ft ²	m ²
2nd floor		
Main office & meeting room	500	46
Store		
Wc/shower		

EPC

The property has an EPC rating of 'E'.

SPECIFICATION

- Double glazing
- Gas central heating
- Carpeting
- Wc & shower
- Water meter
- Spot lighting

LEASE

The accommodation is available to let on a new flexible lease of 5 years or longer with breaks.

RENT

£10,500 pa exclusive of rates, service charge & VAT.

RATES

Rateable value (2017)	£2600
UBR multiplier (2018/19)	£0.514
(Subject to small business rates relief)	

SERVICE CHARGE

The tenant will be responsible for a reasonable proportion of the landlords costs of maintaining common parts.

HUW THOMAS

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Jan 2019