



TO LET



OPTICIANS + PODIATRISTS

2055 5882
2055 5886

murrayhealthcare.co.uk/fairwater



RETAIL UNIT

**753 Beechley Drive
Fairwater
Cardiff
CF5 3SJ**

740 SQ FT (68.5 M2)

**Viewing: Strictly by appointment only
Contact: Charlie Evans
Tel: 07815648293
charlie.evans@cardiff.gov.uk**

www.cardiffcouncilproperty.co.uk

LOCATION

The property is situated in Fairwater area of Cardiff, approximately 4 miles from the city centre.

DESCRIPTION

The property forms part of a terrace of four retail units on the ground floor with residential maisonettes above.

Benefitting from front access with a roller shutter and additional rear access for deliveries. Off street parking adjacent.

Property has access to electricity and water.

ACCOMODATION

The property comprises of the following areas:

Ground Floor GIA	740 sq ft	68.5 sq m
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TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

USE

The property currently has A1 & D1 planning permission.

RENT

£8,000 per annum exclusive

BUSINESS RATES

Rateable value of £4,187.

Small business relief may be available for qualifying parties.

EPC

To be assessed.

VAT

VAT is not currently charged on the rent, but the landlord reserves the right to charge if required.

LEGAL & SURVEYORS COSTS

The ingoing tenant will be responsible for the reasonable legal and surveyor's costs.

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TENDER PROCESS

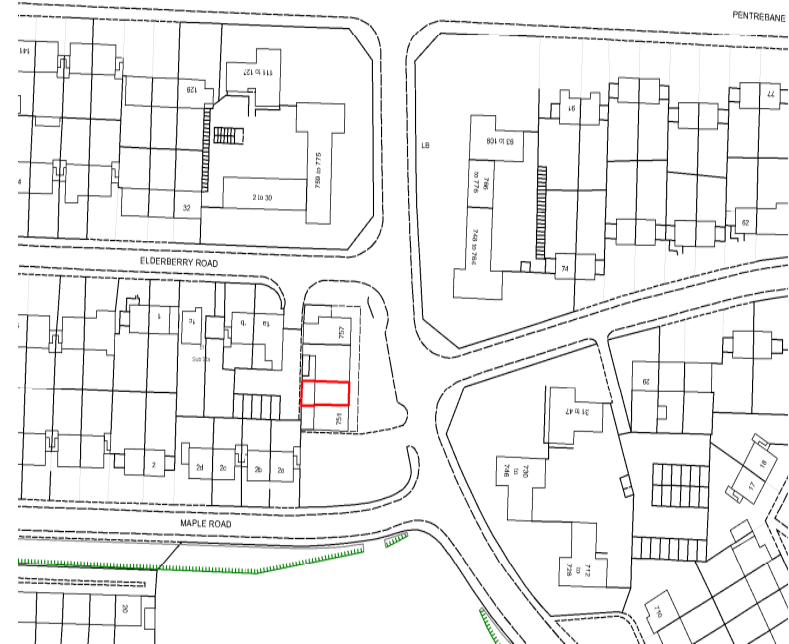
Expressions of interest will be sought by way of an Informal Tender Process no later than **12 Noon on 17th December 2021**.

All offers should be submitted in writing for the attention of:

Giles Parker
Head of Property
Strategic Estates
County Hall
Atlantic Wharf
Cardiff
CF10 4UW

The offer should include:

1. Full name and address of the prospective tenant
2. Bid Document
3. Proposed Use
4. Background Experience
5. Business Plan
6. Proposed Lease term



SUBJECT TO CONTRACT & AVAILABILITY

November 2021

**This document is available in Welsh
Mae'r ddogfen hon ar gael yn Gymraeg**

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