



To Let

Former Rangers Hut

Thompson Park, 49 Romilly Road,
Cardiff, CF5 1FH

264 sq ft (24.52 sq m)

029 2081 1581

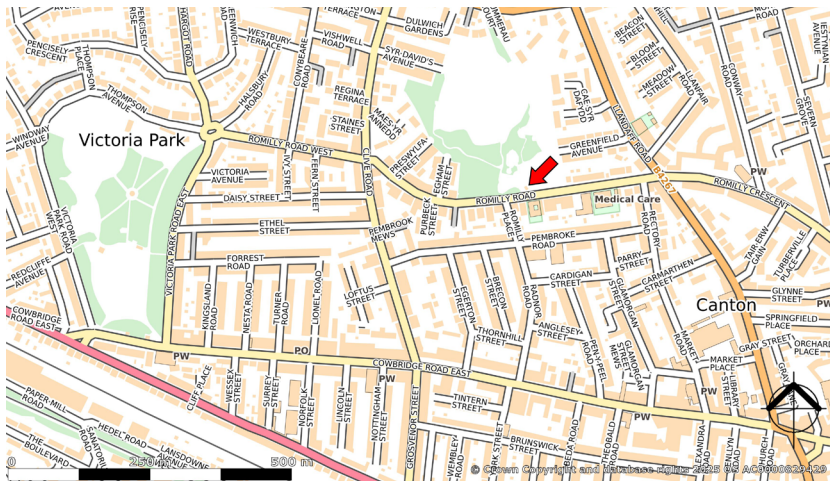
www.emanuel-jones.co.uk

- Park location
- External decking area
- A3 planning consent

Location

The property is located in West Cardiff, approximately 2 miles from the city centre. It can be accessed via Romilly Road. This provides access to Cowbridge Road East, an arterial route connecting the local area to the city centre and beyond. The park is also well serviced by public transport with a number of local bus routes.

The property sits within Thompson Park. The park is one of Cardiff's oldest and offers an ornamental garden with seating, walking paths and a water fountain.



Description

The property itself comprises a single storey former rangers hut which has been converted to provide a commercial premises most recently used as a coffee shop. It provides a counter and small internal seating area and a W/C with separate access.

There is also a small patio/decking area which provides opportunity for external seating.

Accommodation

The property has been measured on a net internal area (NIA) basis and provides the following approximate areas:

Description	Area sq ft	Area sq m
Shop	264 sq ft	24.52 sq m

Use

We understand the property currently benefits from A3 planning use as a coffee shop. Alternative uses may be considered, subject to planning.

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Lease

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a quoting rent of £10,000 per annum exclusive.

Business Rates

We understand the property qualifies for 100% small business rates relief.

Interested parties are advised to rely on their own enquiries with the local authority.

Epc

We understand the property is exempt and does not need an Energy Performance Certificate (EPC).

Vat

The property has not been elected for VAT.

Legal Costs

Successful party to contribute £1,000 to costs.

Viewing

Strictly by appointment through agents Emanuel Jones:-

Contact: Carlo Piazza / Rhys Williams

Email: carlo@emanuel-jones.co.uk
rhys@emanuel-jones.co.uk

Contact Us:

029 2081 1581