

ejhales 

A3 OPPORTUNITY

SOPHIA LODGE
SOPHIA GARDENS
CARDIFF
CF11 9XR



TO LET

 029 2037 8844

 ejhales.co.uk

 @ej_hales

Location

The property is situated within Sophia Gardens, one of Cardiff Council's largest public parks, on the west bank of the River Taff. The park is located in close proximity to Cardiff City Centre.

The property benefits from road frontage to Cowbridge Road East with gate access from the front and internally within Sophia Gardens.

Description

The property comprises a single-storey building, comprising of a number of rooms, outside space and parking.

We are advised by Cardiff Council that the property currently benefits from Class A3 planning consent. We are advised that the Planning Department would look at a change of use favourably.

Accommodation

The property comprises the following approximate floor areas:-

GIA 650 sqft 60.39 sqm

The property also benefits from extensive outside areas part open and part covered.

Terms

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

Rent

Upon application.

Rates

Rateable Value £9,500
Rates Payable (2024/25) £3,114.94 (inc. of small business rate relief)

Due to Covid-19, all retail businesses in Wales will receive 40% non-domestic rates relief for the financial year 2024/25, capped at £110,000.

EPC Rating

An EPC is available on request.

VAT

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

Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal fees incurred in this transaction.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, EJ Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.



Tender

On the instructions of Cardiff Council, expressions of interest will be sought by way of an Informal Tender Process no later than **12 Noon on Friday 18th October**.

All offers should be submitted (in writing or via email) for the attention of:-

Owen Cahill
EJ Hales
28 Windsor Place
Cardiff
CF10 3SG

owen@ejhales.co.uk

The offer should include:-

1. Full name and address of the prospective tenant
2. Proposed Use
3. Background Experience
4. Business Plan (if available)
5. Proposed Lease term
6. Proposed Incentive (rent free only)
7. Proposed fit out and works

We welcome offers submitted in Welsh, and an offer submitted in Welsh will be treated no less favourably than an offer submitted in English.

Viewing

Strictly by appointment through the sole letting agents, contact:

Owen Cahill – EJ Hales • Tel: 07824 638338 •

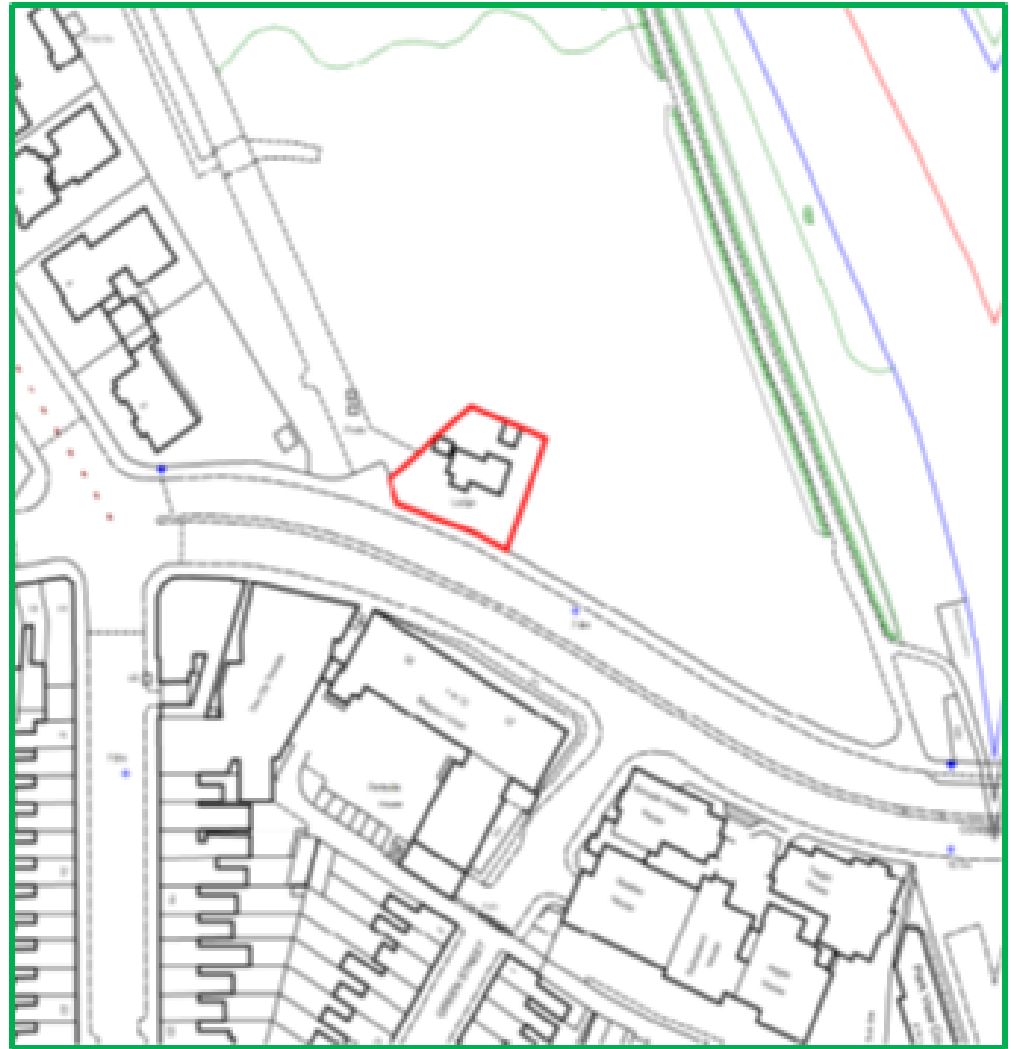
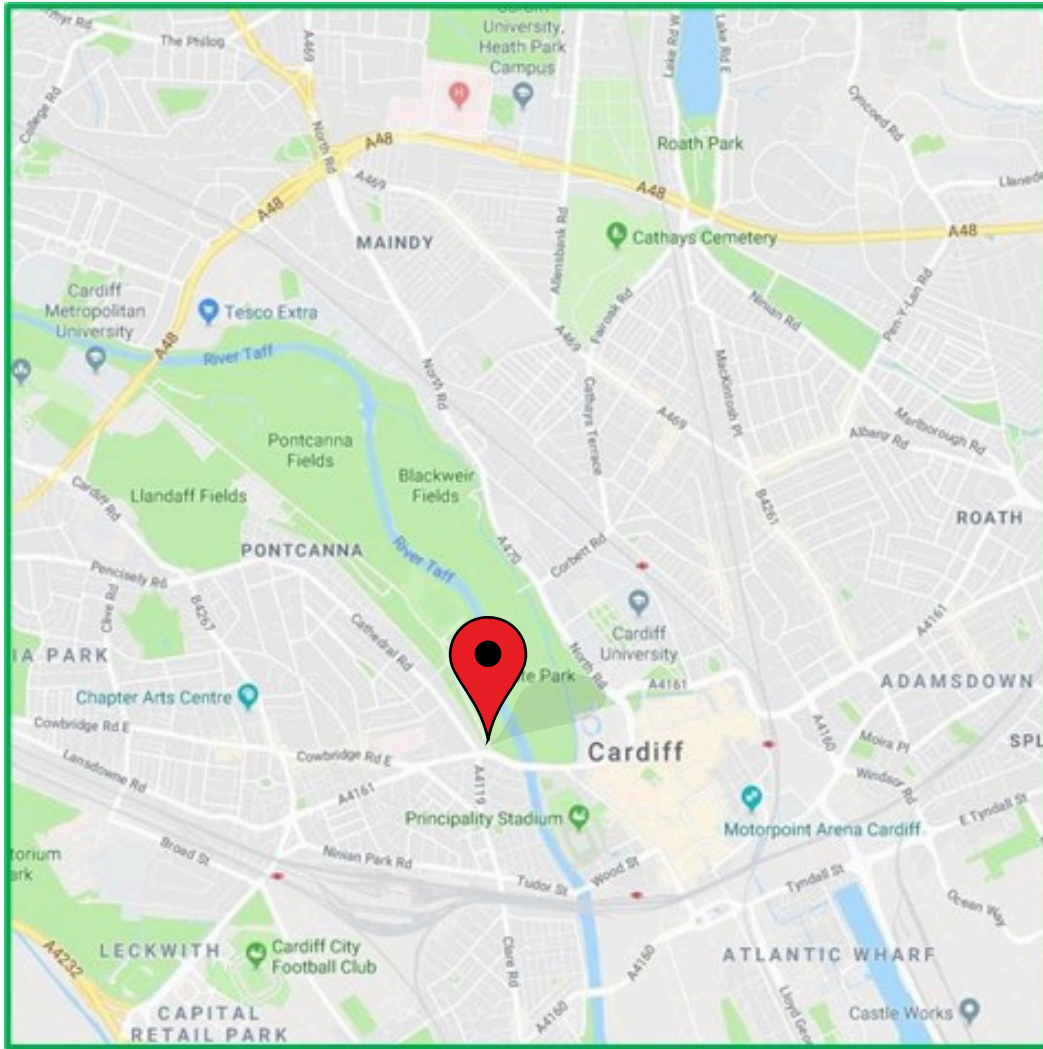
E-mail: owen@ejhales.co.uk





E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.





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