

**STRATEGIC ESTATES  
DEPARTMENT**



## **11 Plas Melin**

**Westbourne Road, Whitchurch,  
Cardiff, CF14 2BT**

### **Shop Premises - To Let**



**All offers must be received no later than 8th June 2018**

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

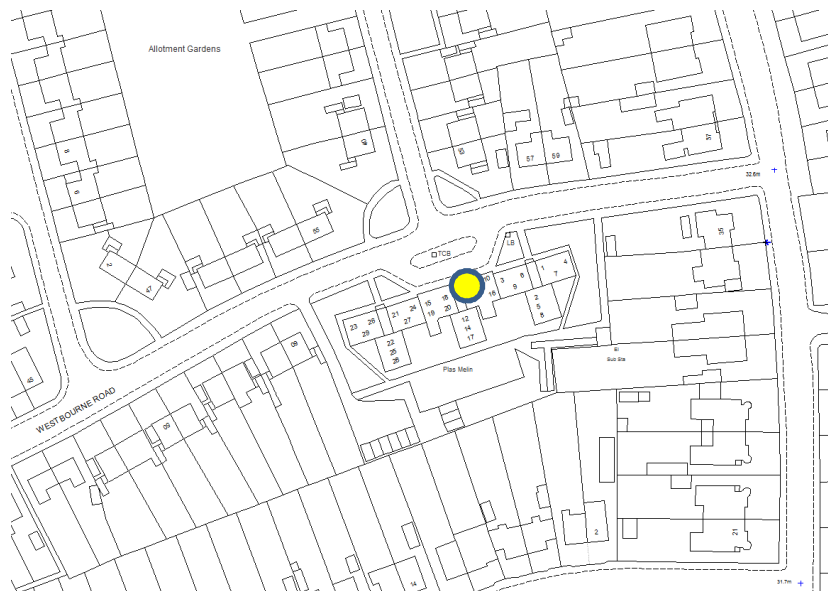
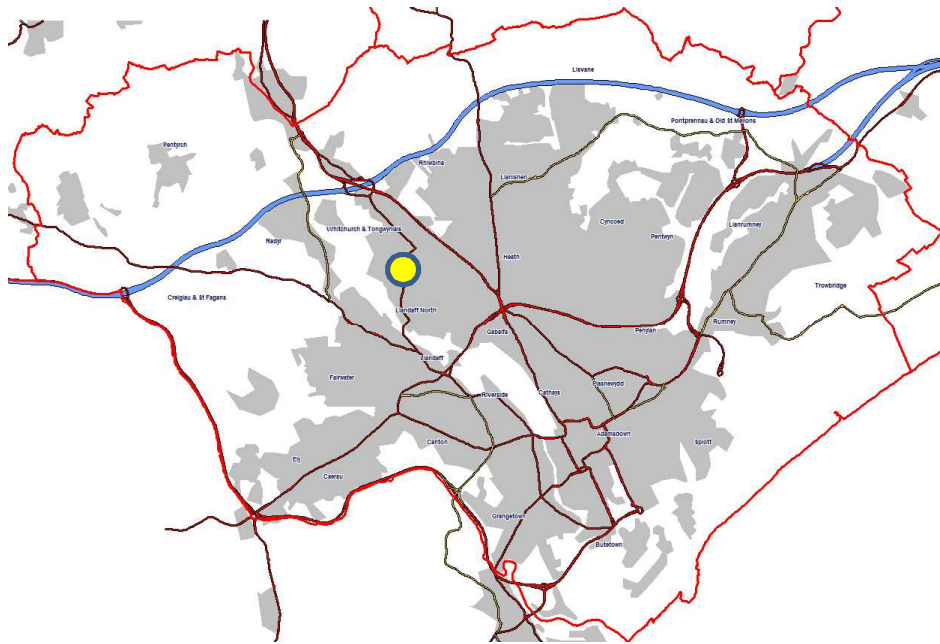


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# STRATEGIC ESTATES DEPARTMENT



## Location within Cardiff



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## Accommodation

Approx. Shop floor area: 35 sq.m. / 377 sq. ft.

Approx. Staff/Kitchen area: 9 sq.m. / 97 sq. ft.

## Contact:

Tom Griffiths (Graduate Surveyor)

Tel : 02920 873787

[thomas.griffiths@cardiff.gov.uk](mailto:thomas.griffiths@cardiff.gov.uk)

## Proposed Lease Terms

<b>Term</b>	A lease for a term of 3-5 years (from a date to be agreed).
<b>Use</b>	The premises may be used for retail (Use Class A1) within the currently designated Use Classes Order. The Use must be compatible with the other shops in the parade
<b>Rent</b>	Determined by tender submissions
<b>Repairs</b>	The lessee to be responsible for all internal repairs, decoration and fitting out including repairs to all doors, windows, shop front and roller shutter door. The Council to be responsible for other external repairs.
<b>Insurance</b>	The lessee to be responsible for adequately insuring the property through an insurance company approved by the City and County Treasurer
<b>Outgoings</b>	The lessee to be responsible for the payment of rates, water charges, electricity charges and other assessments levied on the premises
<b>Other</b>	The lease to be subject to such other terms and conditions as the Council's Chief Legal Services Officer considers appropriate.
<b>Costs</b>	The lessee will make a contribution the Council's reasonable surveyors and legal costs amounting to £1,125.00



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I / We.....have read the conditions of sale attached and hereby offer, subject to contract, the rental sum of:

£ ..... (pounds) ..... (pence)

(£ : p) per annum excluding VAT

I / We understand that we are submitting this offer at our own expense and that the Council is not bound to accept any offer.

I / We declare that we are not party to any scheme or agreement under which:

I / We inform any other person the amount of our offer; and/or

I / We have fixed the amount of any offer in accordance with a price fixing arrangement.

I / We accept that the Council is entitled to cancel the contract and to recover from us the amount of any loss resulting from such cancellation if it is discovered that there has been any corrupt or fraudulent act or omission by which in any way induced the Council to enter in to the contract.

I / We agree that if, before acceptance of this offer, any doubt exists as to the amount of this offer we will be afforded the opportunity of clarifying the amount of the offer or withdrawing the offer.

I / We agree that the insertion by us of any qualifications to this offer or any unauthorised alterations to any of the particulars will not affect the original text but will cause the offer to be liable to rejection.

I / We agree that the offer will remain open for acceptance by the Council and will not be withdrawn by us for a period of 28 days from the last date fixed for the receipt of offers or any notified extension thereof.

I / We certify that this is a bona fide offer.

I / We agree to paying the surveyor fees of £1,125.00

**This is not a binding offer and the Council reserves the right to not accept any offer received.**



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# STRATEGIC ESTATES DEPARTMENT



Address	
Telephone	
Name	
Signature	
Date	
Witness name	
Witness signature	
Date	
Business Plan information (attach if more space required)	



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## STRATEGIC ESTATES DEPARTMENT



Where the Offeror is an incorporated “ body or ” association, the company secretary or a duly authorised director “ or trustee ” should sign. In the case of a partnership a partner should sign. In the case of an individual the proprietor should sign.

**This form of offer should not be detached and the whole document should be returned intact in the envelope provided to:**

**Tom Griffiths – Graduate Surveyor  
Strategic Estates, Economic Development,  
Room CY6 ( Courtyard ), County Hall, Atlantic Wharf  
Cardiff, CF11 5UW  
Tel: 02920 873787  
Email: [Thomas.griffiths@cardiff.gov.uk](mailto:Thomas.griffiths@cardiff.gov.uk)**

**All offers must be received no later than 12 noon on Friday 8th June 2018**

If you require this document in Welsh please email the valuation inbox [valuation@cardiff.gov.uk](mailto:valuation@cardiff.gov.uk)

Also feel free to visit our Strategic Estates website [www.cardiffcouncilproperty.com](http://www.cardiffcouncilproperty.com)

Disclaimer:

- 1. The information above and contained within this document is given as a general outline only for the guidance of interested parties and does not constitute part of an offer or contract.*
- 2. All descriptions, dimensions, plans, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any interested parties 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.*
- 3. No person in the employment of Cardiff Council has authority to make or give any representations or warranty whatsoever in relation to this property/land.*
- 4. The Council reserves the right not to accept any offer received.*



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