

**CANTON HOUSE
COWBRIDGE ROAD EAST
CARDIFF**

**TO LET
REDEVELOPED GROUND FLOOR UNITS
SUITABLE FOR VARIOUS USES
(Subject to Planning)**



LOCATION:

The property is located within Cowbridge Road East, a secondary suburban retailing location within 2 miles of Cardiff City Centre. The property occupies a prominent position on Cowbridge Road East and benefits from nearby National occupiers such as Tesco Express, Spar, BOSE, Bet Fred as well as a number of local takeaway establishments and public houses such as The Clive and The Maltings. The location would suit a number of uses including retail, food or offices (subject to change of use).

DESCRIPTION:

The property is a three-storey prominent building with ground floor retail units that are to be redeveloped to a developers shell specification with completion targeted for Autumn 2010. The redevelopment will provide various unit sizes between 1,087 sq ft – 4,090sq ft. Plans are available on request.

LEASE TERMS:

The units will be available on flexible effectively full repairing and insuring lease terms depending on covenant status.

RENT:

On application.

ACCOMMODATION:

Units will be made available from circa 1087 sq ft to 4,090 sq ft and can be made according to individual enquirers' specification. A full range of the possible options is shown on the attached ground floor layout plans.

RATEABLE VALUE:

Interested parties are to make their own enquiries with the local rating authority.

PLANNING:

We have been informed by the local planning authority that the property currently has A1 retail consent and has also been granted, subject to conversion work, A3 restaurant consent.

Existing uses within the parade such as A2 and B1 would be favourable with LPA.

LEGAL COSTS:

Each party to bear their own legal costs in dealing with this transaction.

VIEWING:

To be arranged via sole letting agents:-

Alex Kalebic alex.kalebic@coark.com
029 2034 6353

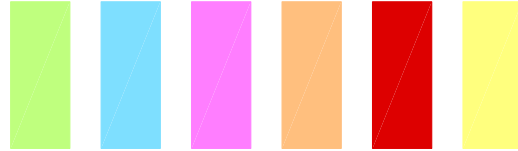
Nic Swetman nic.swetman@coark.com
029 2034 6311

REF: ANK/22210 – AUGUST 2010

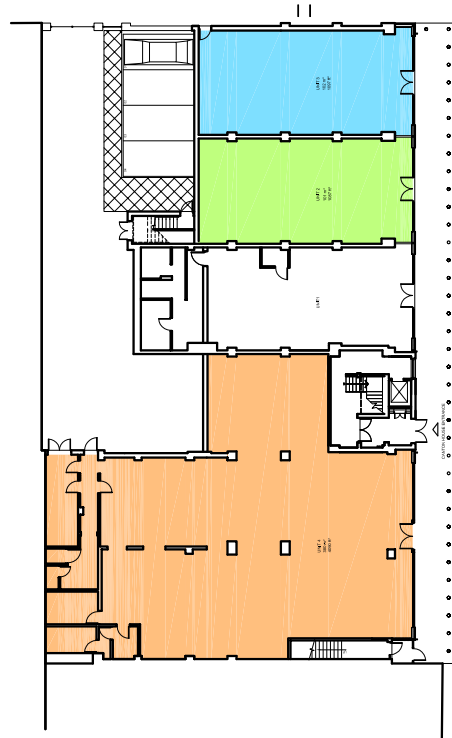


OPTION 2

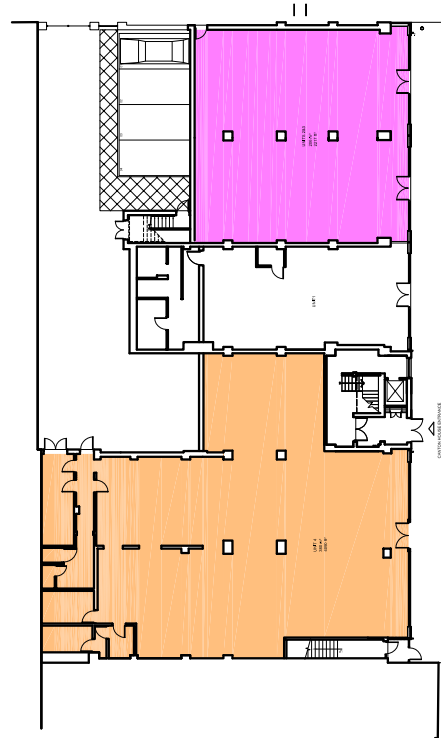
AREAS KEY



- Unit 2 - 1087 sqft (101 sqm)
- Unit 3 - 1097 sqft (102 sqm)
- Unit 2&3 - 2217 sqft (206 sqm)
- Unit 4 - 4090 sqft (380 sqm)
- Unit 4a - 2152 sqft (200 sqm)
- Unit 4b - 1938 sqft (180 sqm)



OPTION 1



OPTION 3