

TO LET

Ground Floor, 5B/7 Station Road, Dinas Powys CF64 4DE

Use – A2 (Financial & Professional Services) or A1 (Shops)

RETAIL



LOCATION

The property is located in the village of Dinas Powys, between Cardiff and Barry, in the Vale of Glamorgan. It occupies a prominent position in the main retail thoroughfare with other occupiers nearby including the Post Office, Natwest, a hairdressers and convenience store.

ACCOMMODATION

The property comprises a ground floor unit configured as two office/retail areas with WC and some storage, and has the following approximate area:

Ground Floor : 640 sqft (59.53 sq m)

RENT

£10,000 per annum exclusive, payable quarterly in advance.

LEASE TERMS

The premises are available by way of a new 5 year full repairing and insuring lease incorporating a 3 year rent review. New businesses will be required to provide a rental deposit.

USE

The current planning use is A2 (Financial & Professional Services) which includes uses such as estate agency, betting shop, bank, solicitors and employment agency. However, a permitted change of use to A1 (Shops) is allowed.

RATES

We understand that the property has the following assessment:

Ground:	Rateable Value 2010	£7,500
UBR:	(2011/2012)	£0.428

Interested parties should verify this information themselves with the local authority. Small business rate relief may be available and prospective tenants should contact Vale of Glamorgan on (01446) 700111 to speak to the business rates department.

VAT

VAT is not applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

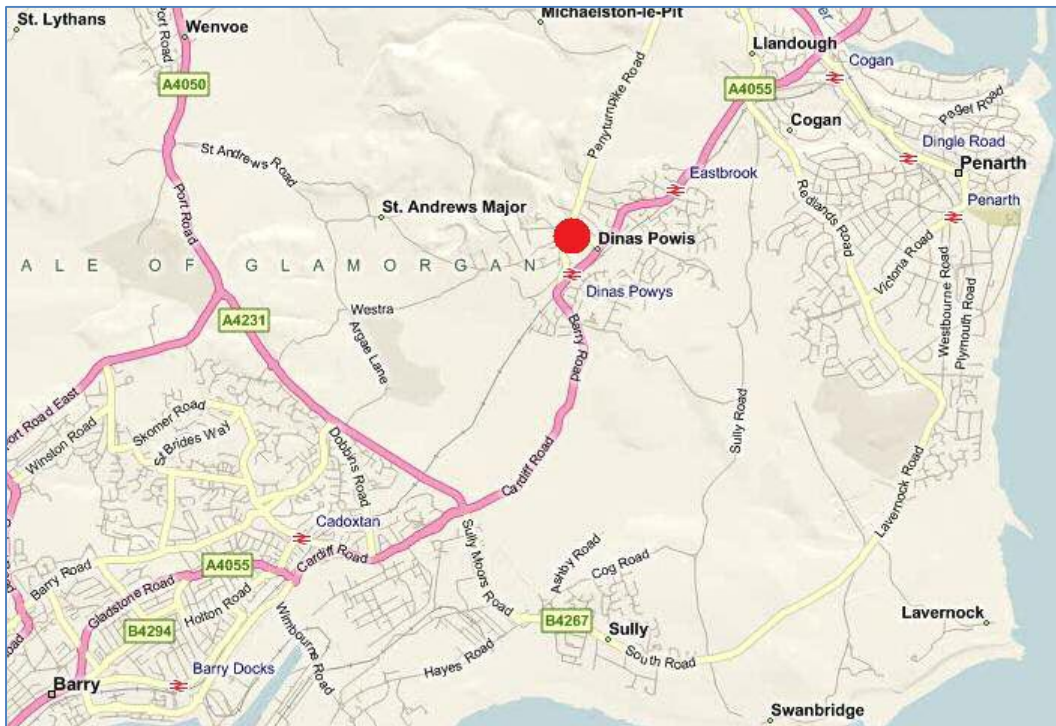
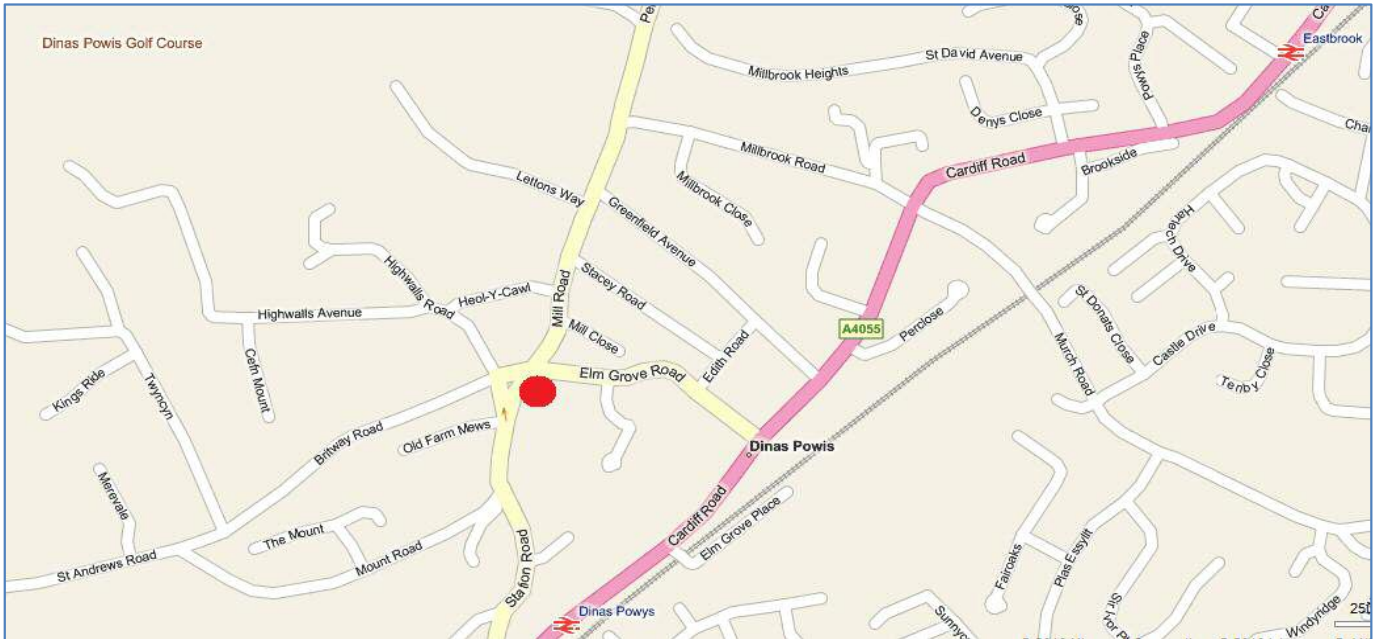
Strictly by appointment with the sole agents Black & Creedon Chartered Surveyors on **(029) 2049 6890**.

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SUBJECT TO CONTRACT

Commercial Agency • Professional • Development • Investment • Valuation

5B/7 Station Road, Dinas Powys CF64 4DE



Plans for identification purposes only. Not to scale.



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