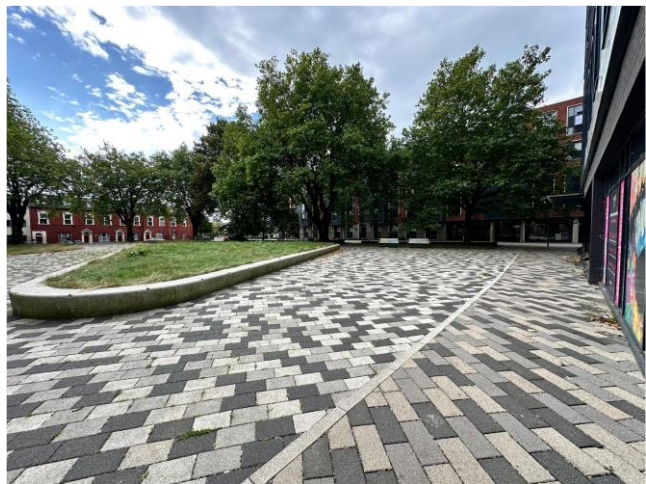
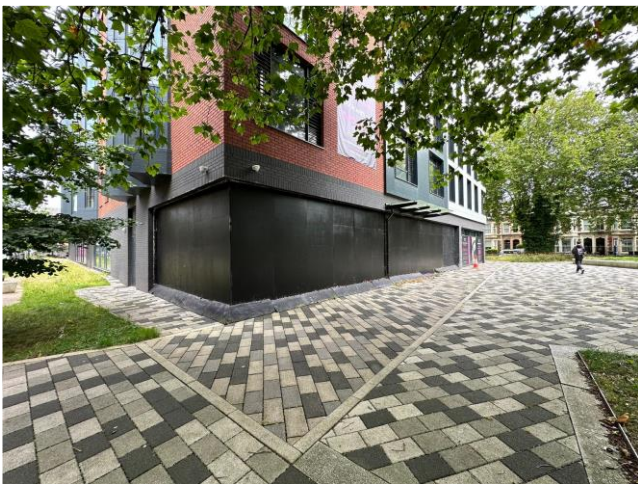


TO LET
RETAIL - A1/A2/A3

Ground Floor Unit, Mezzino Student Hub, Howard Gardens,
Cardiff, CF24 0EF



- SELF-CONTAINED GROUND FLOOR RETAIL UNIT (A1/A2/A3 USES)
- GROSS INTERNAL AREA: 126.14 SQ.M (1,357 SQ. FT.)
- FORMING PART OF THE MEZZINO STUDENT HUB APARTMENT BLOCK
- CITY CENTRE LOCATION WITHIN DENSELY POPULATED STUDENT CATCHMENT AREA

OFFERS IN THE REGION OF
£24,500 PA

Ground Floor Unit, Mezzino Student Hub, Howard Gardens, Cardiff, CF24 0EF

LOCATION

The property is situated just off Howard Gardens, within an area which is predominantly occupied by high rise buildings to include purpose built residential apartments, student housing and multi-let office blocks, within a densely populated student location, which affords a recognised passing trade.

The subject premises is also located just off Howard Gardens public park, comprising a recently developed large recreational area, which is likely to increase passing trade even further.

Cardiff has a population of some 362,800, which is home to approximately 33,260 students (2019/20 figures). The subject premises is also within a short walking distance to the city's prime retail area and main shopping district.

DESCRIPTION

The property comprises a self-contained ground floor retail/ office unit, which forms part of a large student apartment block situated along a corner position, facing a public park within Cardiff city centre.

The subject premises forms part of the recently developed high rise student housing block, which accommodates approximately 111 no. apartments and also benefits from either Retail (Class A1) and/or Restaurant (Class A3) and Offices (Class A2 or B1a) uses (Planning Reference: 20/02488/MJR). The commercial unit equates to approximately 1,662 sq. ft. in total, which also benefits from a return frontage of approximately 24 metres.

The subject premises is currently presented in a shell condition, but we advise that adequate services will be provided prior to occupation, including the installation of suitable w.c. facilities or alternatively a suitable rent discount or rent free period may be proposed (subject to contract), on the condition that the prospective Tenant is expected to undertake these works.

ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

GROUND FLOOR

Gross Internal Area	154.43 sq.m	(1,662.30 sq. ft.)
Sales Area	126.50 sq.m	(1,361.64 sq. ft.)
Shop Depth (from Council Car Park)	6.47m (21'3")	
Internal Width (max)	18.02m (59'2")	
Ancillary	27.93 sq.m	(300.63 sq. ft.)

RATES

The Rateable Value for the subject premises has yet to be determined.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit www.voa.gov.uk.

VAT

All figures quoted are exclusive of VAT. Our client reserves the right to levy VAT on this transaction (where applicable).

TERMS & TENURE

The premises is available To Let on a new effective full repairing and insuring lease (under terms to be negotiated).

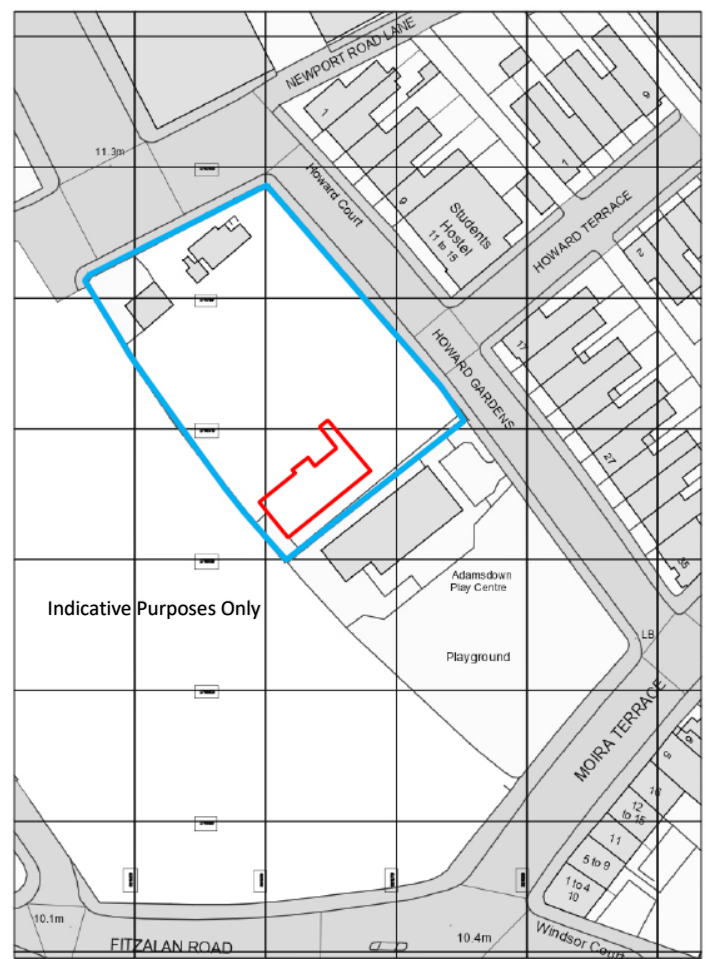
VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

Email: commercial@astleys.net



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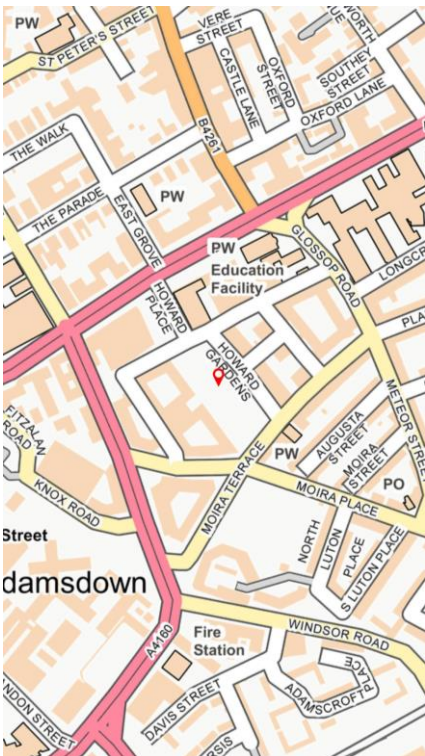
Ground Floor Unit, Mezzino Student Hub, Howard Gardens, Cardiff, CF24 0EF



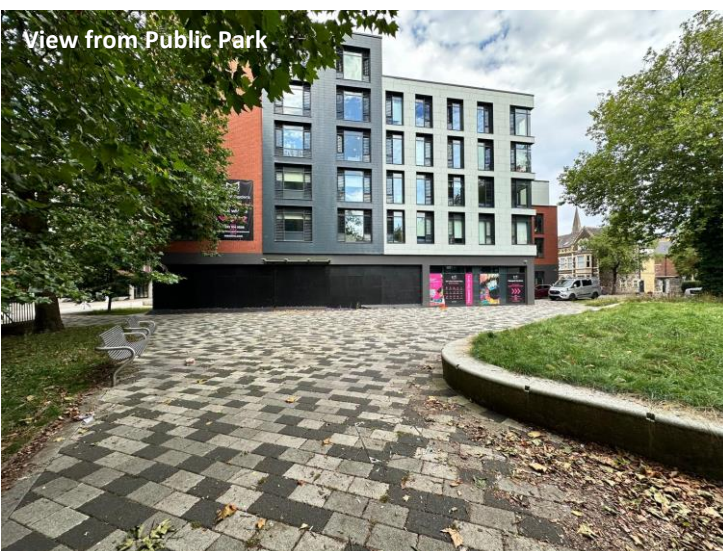
Access Road from Newport Road Lane



External Area adj. to Unit (within block)



Front Elevation



View from Public Park

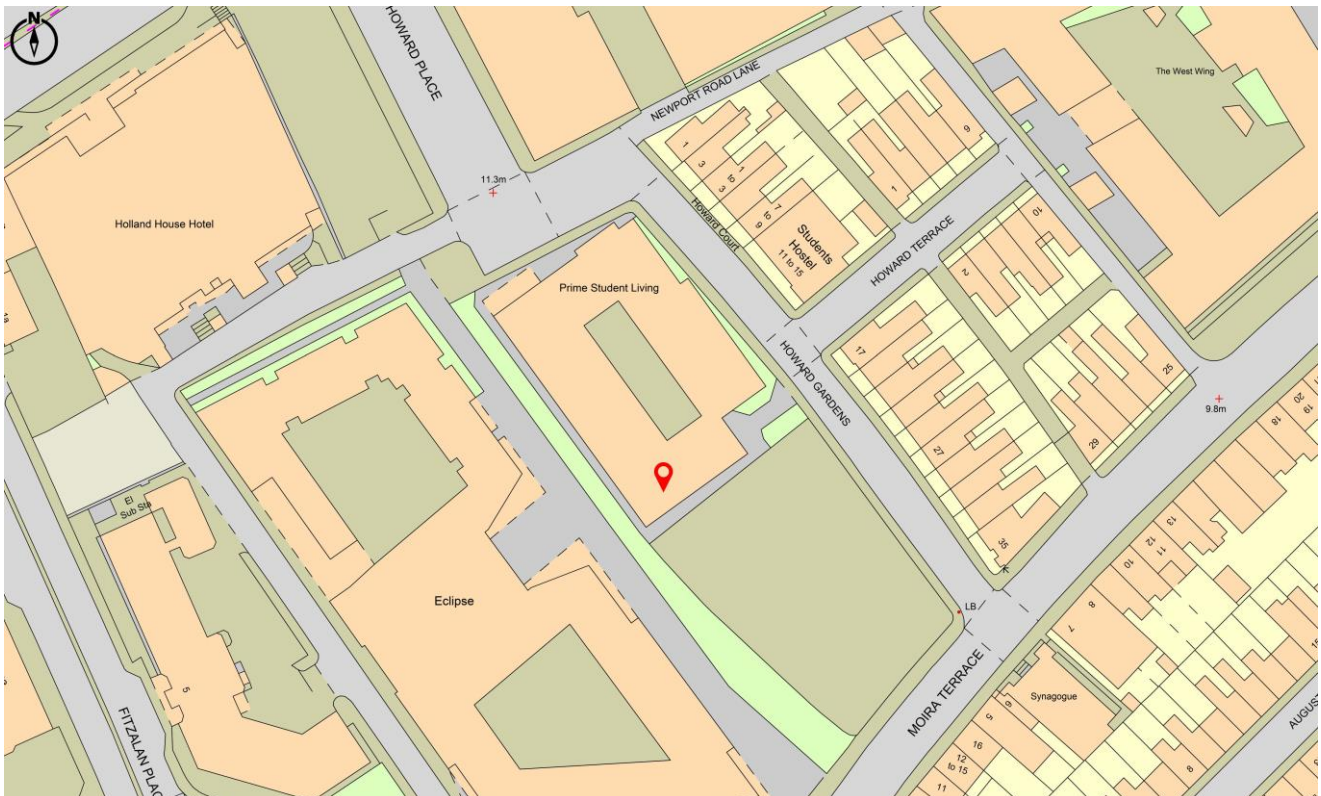
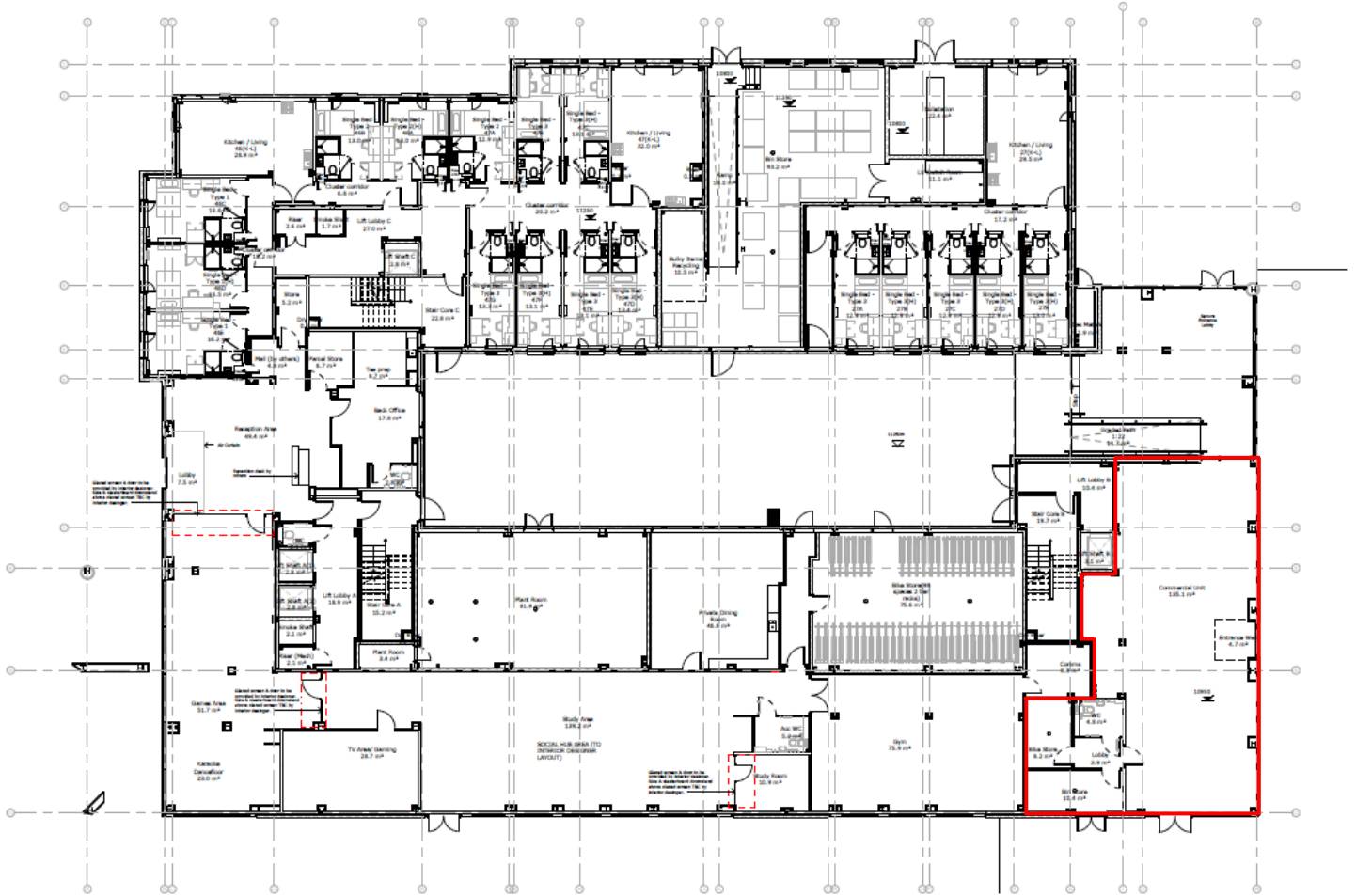


Entrance – Northeast Corner (within block)

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