

On the Instructions of Starbucks Coffee Company (UK) Limited

PENARTH

18 Windsor Road

PRIME
LOCATION

RARE
OPPORTUNITY

PHOTO AVAILABLE UPON REQUEST

LOCATION

The premises are situated in a 100% prime position on Windsor Road adjacent to **Spar** and **M&Co**. Other nearby retailers include **Clinton Cards**, **WH Smith**, **Boots** and **Sainsburys**.

DESCRIPTION

The premises are arranged over ground and basement floor providing the following floor areas and dimensions:

Gross frontage	6.43 m	21 ft 01 ins
Internal width	6.01 m	20 ft 00 ins
Sales depth (max)	20.24 m	66 ft 05 ins
Ground floor sales	138.7 sq m	1,493 sq ft
Basement ancillary	117.01 sq m	1,260 sq ft

TENURE

The premises are held on the remainder of an effectively full repairing and insuring lease to expire 10 June 2017. The current passing rent is **£36,000** pax

TERMS

Incentives available subject to covenant.

RATING

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop and ancillary accommodation is £23,250 and the Rates payable are £11,369. The UBR for 2009/10 is 48.9p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

VIEWING

By appointment via this office:

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STAFF UNAWARE

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