

Watts & Morgan

TO LET



£14,500 Per Annum

Lock-Up Shop & Premises, Unit 3, Stangate House,
Stanwell Road, Penarth, CF64 2AA

- Lock-up retail/business unit situated in a prominent and convenient location fronting Stanwell Road within Penarth Town Centre.
- Briefly provides approximately 53.9 sq.m (579 sq.ft) Net Internal Area of Retail Sales together with approximately 12.2 sq.m (131 sq.ft) of ground floor ancillary space.
- Immediately available "To Let" under terms of a new effective FRI Lease for a term of years to be agreed at a competitive asking rental of £14,500 per annum exclusive.

Location

The property is situated in a prominent location fronting Stanwell Road within Penarth Town Centre.

The property is located within Stangate House, a modern mixed use retail and office property situated in a highly prominent location and with the benefit of rear loading/unloading and car parking.

The property is located within Penarth Town Centre with adjoining/nearby occupiers including Cancer Research, Dominos, Subway and British Red Cross.

Description

The property briefly comprises a self-contained ground floor lock-up retail/business unit that briefly provides the following approximate accommodation: -

Ground Floor Showroom/Sales – 53.9 sq.m (579 sq.ft) Net Internal Area.

Ground Floor Ancillary – 12.2 sq.m (131 sq.ft) Net Internal Area.

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To the rear the property benefits from rear loading/unloading with 1 designated car parking space.

The property has the benefit of all mains services connected including mains gas.

Tenure

The property is immediately available "To Let" under a terms of a new Lease on a normal Full Repairing and Insuring basis.

Rental

Asking rental of £14,500 per annum exclusive.

Business Rates

The Valuation Office confirms a ratable value effective from the 1st April 2026 of £10,500 per annum exclusive. The incoming tenant will benefit from small business rates relief in part.

Legal Costs

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

VAT

All figures quoted are exclusive of VAT if applicable.

Anti Money Laundering

In order to discharge its legal obligations, including

under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

EPC

Pending

Viewing

Strictly by appointment only through sole letting agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

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Please ask for

Dyfed Miles or Matthew Ashman



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