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.

WC

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 ingoing 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
Email: commercial@wattsandmorgan.co.uk

Please ask for
Dyfed Miles or Matthew Ashman

Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

Follow us on

Watts & Morgan is a trading name of Watts & Morgan LLP. Registered in Wales Partnership No. 0C306058. Registered Office 1 Nolton Street, Bridgend, CF31 1BX.
Watts & Morgan LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract; (ii) no person in the employment of Messrs. Watts & Morgan has any authority to make or give any representation or warranty whatsoever in relation to this property.