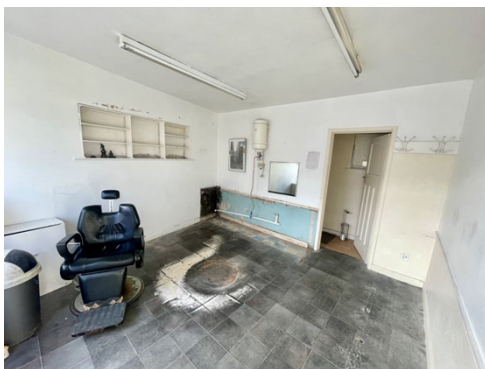




College Road , Llandaf, Cardiff, CF14 2HZ  
£895 pcm | Available 31 January 2025 | 1 bedroom



- Unfurnished
- 
- EPC Rating G

**\*\* AVAILABLE NOW \*\* GROUND FLOOR COMMERCIAL UNIT \*\* GREAT LOCATION \*\***

## Description

James Douglas are delighted to offer this fantastic commercial premises to rent in Cardiff. The property is in an ideal location, on the borders of both the popular Llandaff North and Whitchurch suburbs and just a short distance from a bustling commercial high street. Close proximity to the Taff Trail, and great transport links to include train stations. The property itself consists of open commercial space, with wide span window for advertising or natural light, utility room and WC to the rear. The premises also benefits from an enclosed front garden and on street parking is available in surrounding streets.

Formally used as a barber shop under class A1 business use, further examples of businesses under this use are as follows (but not limited to),

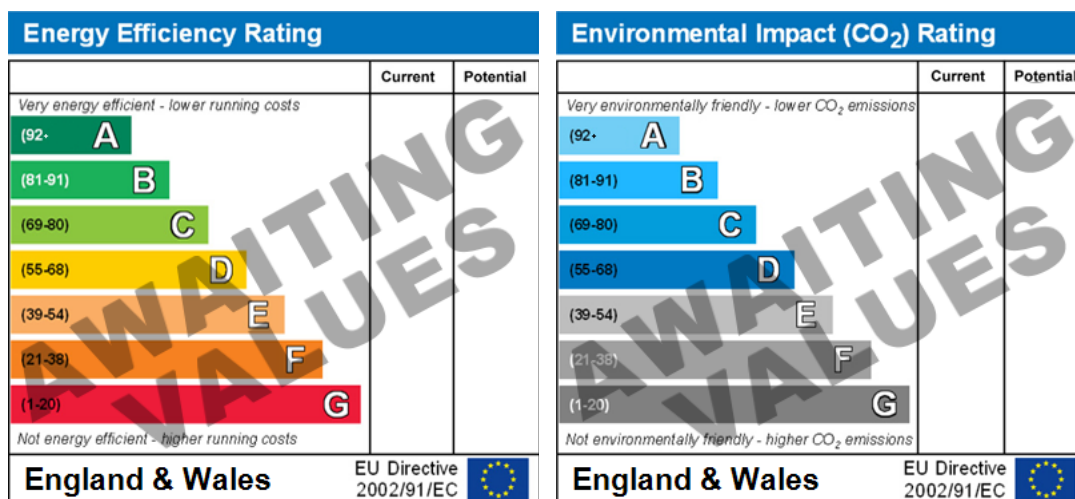
Shops: Retail stores, pet shops, sandwich bars, and showrooms

Services: Hairdressers, funeral directors, travel and ticket agencies, post offices, and dry cleaners

Hire shops: Domestic and personal goods hire shops

Internet cafes: Places for using the internet

Subject to application with the council, other usage may be accepted.



### Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

#### Before the tenancy starts (payable to James Douglas)

- Holding Deposit: One week's rent
- Security Deposit: Usually a deposit equivalent to 5 weeks rent will be charged, except where the annual rent exceeds £50,000 (deposit equivalent to 6 weeks rent) or a pet is agreed at the property (additional deposit of £100 per pet)
- Rent Arrears. Chargeable from 7 days arrears, calculated on the interest at 3% above Bank of England base rate
- Payment for a breach of the tenancy agreement up to the prescribed limit

#### During the tenancy (payable to the landlord/managing agent if permitted and applicable)

- Utilities: gas, electricity, water
- Communications: telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

#### Other permitted payments

- Any other permitted payments, not included above, under the relevant legislation including contractual damages and for the loss of a key or other security device

Tenant protection: James Douglas Sales & Lettings and Student Living by James Douglas are members of Propertymark and Lonsdale Insurance Brokers Ltd (client money protection schemes), and members of The Property Ombudsman redress scheme. You can find more details on our website.

**If you wish to rent a property as a company tenant, there is a £300 application fee.**