



TO LET

2A Scott Court, East Moors Road,
Cardiff, **CF24 5HF**

Former Subway - To Let

- Located in a prominent position within Ocean Park, Cardiff
- Opposite 'Magic Roundabout'
- Walking Distance to City Centre and Train Station
- Ground Floor Unit with prominent signage
- Regular shaped unit with former shop-fit and kitchen in situ (at present)
- New Lease available - direct with Landlord



Size

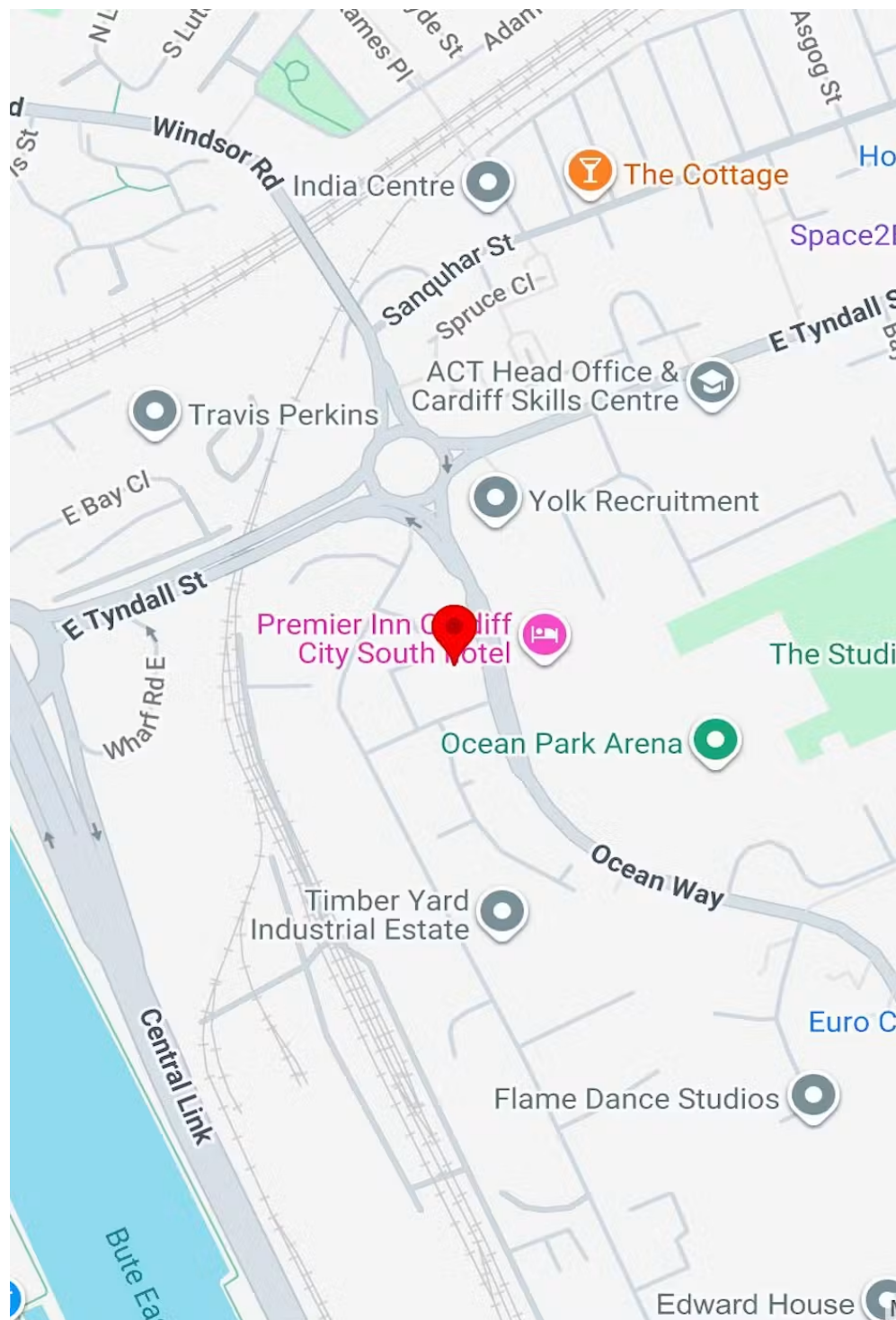
942 sq ft (87.51 sq m)

Rent

£18,000 per annum Exclusive

Location

Prime commercial location less than 0.5 miles from Cardiff city centre and the new Enterprise Zone. Located in an established office location with occupiers in close proximity including Jewson, Screwfix, Recovery, Peacocks. The property is within walking distance of Queen Street and Central Rail Stations.



Description

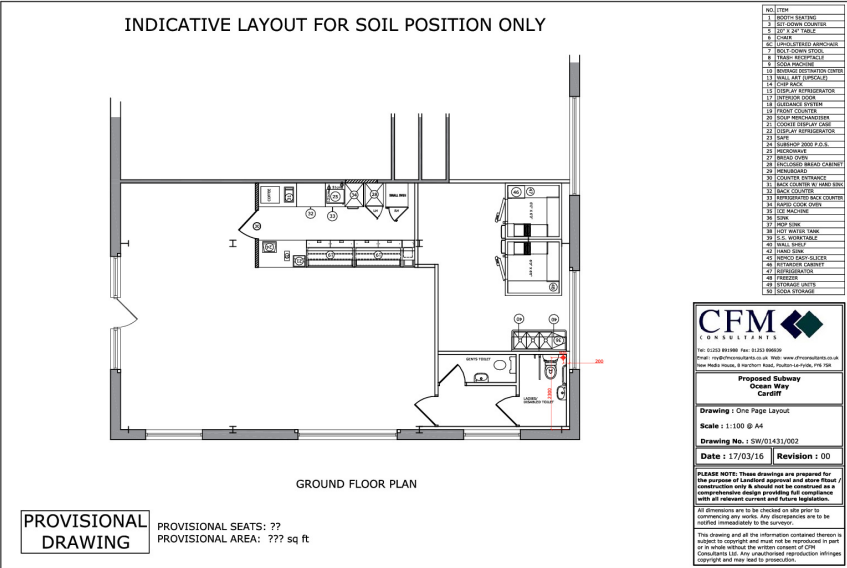
Unit 2A Scott Court is a former Subway unit - located in a prime location adjacent to the 'Magic Roundabout' Road with prominence from Ocean Way. Walking distance to City Centre and Train Station. On site car parking provision.

- The property comprises a ground floor retail / cafe unit - formerly occupied by Subway.
- The kitchen area is approximately 181 sq ft
- The sales area is approximately 761 sq ft
- Total 942 sq ft

Specification



EPC: B (46)





2A Scott Court, East Moors Road,
Cardiff, **CF24 5HF**

Terms

New Lease available for a term of years to be agreed.

Rent

£18,000 per annum Exclusive

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £15,250

Rates Payable: £7,655.50 per annum April 2026

Valuation - for retail use the Multiplier 35.0p

Service charge

£1 per sq ft Exclusive, VAT payable in addition.

Legal Costs

Each party to bear their own costs

EPC

B (46)

VAT

Applicable

Availability

Available Immediately

Contact

Henry Best

07738 960012

henry@jenkinsbest.com

Amelia Nicholas

02920 340 033 | 07703 975 677

amelia@jenkinsbest.com

Hayley Macentee

02920340033

hayley@jenkinsbest.com

Craig Jones

02920 34 00 33 | 07867 393494

craig@jenkinsbest.com

Joint Agents

Owen Cahill

07824 638338

7 Ty-Nant Court, Morganstown,
Cardiff, CF15 8LW, UK

029 2034 0033

jenkinsbest.com

**Jenkins
Best**
jenkinsbest.com



Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.

All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The vendor/lessor does not make or give and neither Jenkins Best nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services.

All terms quoted exclusive of VAT unless otherwise stated.

Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.