



**188 Cowbridge Road East , Canton, Cardiff, CF5 1GW**

**£220 pcm | Available Now | 1 bedroom**

- **Unfurnished**
- 
- **EPC Rating**  
[[EPCImages.EERImage.CurrentAsLetter]]

**\*\*PRIME LOCATION RETAIL UNIT\*\*PROMOTES INDEPENDANT TRADERS\*\***

The Unit.

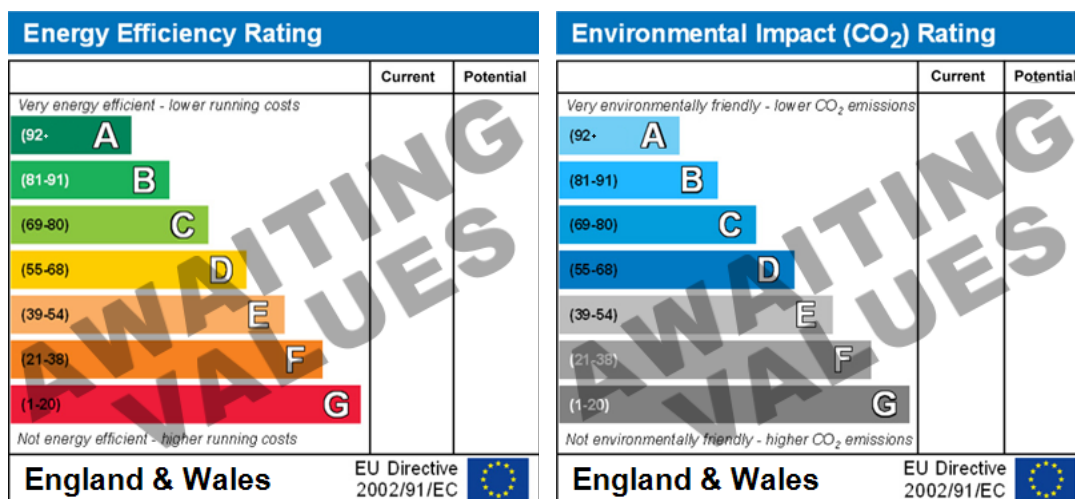
If you're looking for a prime retail spot that is sure to get your business noticed, we have just the unit for you!

Situated in Corporation Market Cardiff, this unit is located in the main seating area, right next to some of the market's most popular brands like The SHO Gallery, Gem Palace and Twin Made. Your business is sure to get excellent exposure and high foot traffic.

The unit boasts fantastic features like a storage unit, large windows and bright lighting, making it the perfect showcase for your products or services.

When your customers need a break, they can relax in the main seating area while enjoying a delicious coffee or panini from the Khione Deli.

But that's not all – when you rent with us at Corporation Market Cardiff, you'll enjoy fantastic amenities like ample local parking(Gray Lane), a busy environment and a sense of community and the support that comes from being part of the Corporation Market family.



**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.**