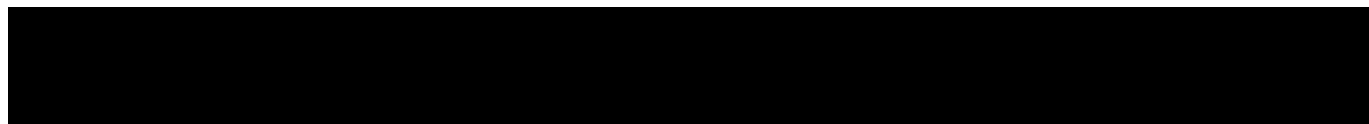





bValued Ltd
Unit 2 Dyfrig Road Industrial Estate
Cardiff, CF5 5AD
Regulated by RICS

Tel: 02920 576678
Fax: 0845 1309439
Web: www.bvalued.co.uk
Email: enquiries@bvalued.co.uk

Commercial & Residential Chartered Surveyors,
Estate Agents & Property Managers



Commercial Property To Let

Address	Asking Price	Details	Photo
City Rd, Roath, Cardiff, CF243BP	£12500	Retail - other. Last trading as a lettings agency. Has A3 planning consent. Currently being extended at rear.	 A photograph of a three-story white building with a red roof and a red sign that reads "HOME SEEKERS". The building has a bay window on the second floor and a red door on the ground floor. A black car is parked in front of the building. The photo is taken from a street-level perspective.

Terms

Notice is given that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers or tenants, and do not constitute, nor constitute part of, an offer or contract;
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. No person in the employment of bValued Ltd has any authority to make or give any representation to warranty whatever in relation to this property;
4. The owners are not bound to accept the highest, or any offer.
5. bValued Ltd has not tested any apparatus, equipment, fittings or services and cannot verify that they are in working order. The Buyer should obtain verification from their Solicitor or Surveyor.

Please visit www.multimap.com or www.streetmap.co.uk to find the location of a property.

We are linked to Independent Financial Advisers & Solicitors.

Rent, bond, fees and Inspections - Residential tenants on or before date of occupation shall pay one month's rent in advance, another month's rent as a bond and a week's rent as a non-refundable letting fee as cleared funds. Inspections are by appointment only. Tenants without references may have to pay 2 months or more rent as a bond.

Council Tax – to find out how much this is firstly check what Council Tax Band the property of your choice has by referring to www.voa.gov.uk and then (if it is in Cardiff) refer to the 'How much is my Council Tax?' page on www.cardiff.gov.uk.

CUT ALONG THIS LINE

Request For Further Details

Please complete this page and return it to the following address. If using a window envelope, just fold it so that the address is visible in the window. Alternatively you can fax this form to 0845 1309439 or email it to 'enquiries@bvalued.co.uk'.

bValued Ltd
Unit 2 Dyfrig Road Industrial Estate
Cardiff, CF5 5AD

Please send me details of the following properties: _____

Please add my requirements to your applicants' register. My details are as follows:

Name: _____

Address: _____

Postcode: _____

Phone: _____

Fax: _____

Email address: _____

Preferred property locations: _____

Type of property that interests you: _____

Size of site required (approximate): Single plot [] ¼ - ½ acre [] ½ acre - 2 acres [] over 2 acres []

Data Protection Act

The Act obliges us to ensure compliance concerning how we hold and process personal information. Such information must be treated in the strictest confidence and should only be used for purposes notified to the Registrar.

The Data We Hold

The uses of your personal information are covered by our notification. Third parties may introduce your business to us and we may introduce your business to third parties eg Independent Financial Advisers and solicitors. They will be under the same duty of confidentiality. We will endeavor to ensure the personal information we hold about you is accurate. If you have any questions or if you want a copy of the information we hold about you, please write to us enclosing a cheque for £10.

Using Your Personal Information

We will use your details to:

1. Provide the service or product you applied for,
2. Help us understand your needs
3. To help us understand business trends
4. To improve the products and services we offer, and
5. Enable selected third parties to offer you a service or product that we think may benefit you.

We may contact you by mail, telephone, fax, e-mail or in person. You will not be obligated to purchase anything offered. We try to protect you from entering into an agreement not in your best interest. If you prefer not to receive information, please inform us.

Using Your Personal Information – Those Applying To Rent Property

In considering your application to rent property we will arrange a search of your records at a:

1. Credit Reference Agency. It will add details of our search and your application to your record, which may be seen by others making searches.
2. Fraud Prevention Agency. If you give false or inaccurate information or fraud is suspected, this may be recorded.

Businesses Applying To Rent Property

The Act does not apply to companies but it does extend to sole traders and partners. When an application from a business is received, information may be sought from credit reference agencies on the company directors and/or partners as individuals.

Declaration:

I confirm that I have read the above and agree that the information provided by me, may be processed and disclosed in the ways described, and I confirm that information given in this form is true and accurate and I shall let bValued know immediately if I become aware of any error.

Signed: _____

Date: _____