



PRIME A3
COFFEE SHOP/WINE BAR

16 Working Street
Cardiff
CF10 1GN

TO LET



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28 Windsor Place • Cardiff • CF10 3SG

LOCATION

The property occupies a prominent location on Working Street, in the centre of Cardiff, as shown on the attached Street Traders Plan.

The property is situated between the entrances to the Queens Arcade and St David's Shopping Centres.

Multiple retailers in close proximity include Halifax, Barclays Bank, Costa Coffee, Virgin Money, Edinburgh Woollen Mill, Peacocks, Miller & Carter and Cosy Club.

DESCRIPTION & ACCOMODATION

The property comprises a ground floor coffee shop unit with remote storage.

The property comprises the following approximate dimensions and floor areas:-

Internal Width	6.1m	20ft 0in
Shop Depth	25.0m	82ft 0in
Ground Floor Sales	148.6m ²	1,600 sqft
Remote Storage	57.6m ²	620 sqft

LEASE TERMS

The premises are available by way of an assignment of a lease for a term of 10 years from 4th February 2015 subject to upward only rent review at the end of the 5th year.

The lease is on an effectively full repairing and insuring terms by way of a service charge.

There is a tenant's option to break the lease on 3rd February 2020.

RENT

The passing rent is £80,930 per annum exclusive.

SERVICE CHARGE

The estimated service charge for the current year is £9,481 plus VAT.

RATES

Our inspection of the rating list shows the following assessment for the subject property.

Rateable Value	£67,000
Rates Payable (2018/2019)	£34,438

Interested parties are advised to verify the above figures with the Local Rating Authority.

EPC

A copy of the Energy Performance Certificate for the premises is available upon request.

PLANNING

We understand that the property has planning consent for use as a coffee shop/wine bar within Class A3 of the Town & Country Planning (Use Classes) Order 1987.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs occurred in the transaction.

VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:
Philip Gwyther • Tel: 029 2034 7122 • E-mail: philip@ejhales.co.uk
Owen Cahill • Tel: 029 2034 7111 • E-mail: owen@ejhales.co.uk

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