

LG40 Grand Arcade, St. Davids Dewi Sant, Cardiff, CF10 2EL

PRIME RETAIL UNIT AVAILABLE

Summary

- Prime fashion location
- Annual footfall of 40 million
- Student population of 70,000

Location

St David's is anchored by John Lewis with other key retailers including Primark, Debenhams, M&S, Apple, H&M and Hamleys.

The property is situated opposite Pandora and adjacent to Clogau Jewellers and Fossil. Other nearby fashion retailers include The White Company, Dune and Superdry. New lettings include Timberland, Kurt Geiger and Moss Bros.

Accommodation

The premises provide the following approximate net internal floor areas:

Description	Sq ft	Sq m
Ground Floor Sales	2,462	228.72

Rent

£220,000 per annum (A turnover percentage will need to be agreed)
exclusive of rates, service charge and VAT (if applicable).

Rates

Rates Payable (2017/2018): £100,299 per annum
(based upon Rateable Value: £201,000 and UBR: 49.9p)

Service Charge

£21,416 per annum

EPC

Available upon request.



Viewing & Further Information

Viewing is strictly by appointment with:

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CARDIFF INTERNATIONAL
ARENA

ADMIRAL
GARDENS

DAVID STREET

BRIDGE STREET

BARRACK LANE

CHARLES STREET

BURGER KING

NEXT

WHISKEY

TOPSHOP & TOPMAN

ZARA

OVER ISLAND

LUSH

WILKINSON

JD SPORTS

WYNNERS

AN

QUEEN STREET

FREDERICK STREET

QUEENS ARCADE

WORKING STREET

PUBLIC GARDENS

CARDIFF VISITOR CENTRE

BWAYTY HAVES ISLAND SNACKBAR

WHARTON STREET

WATERSTONES

TK MAXX

FRED PERRY

MORGAN ARCADE

JOULES

URBAN OUTFITTERS

MOLTON BROWN

MORGAN ARCADE

JACK WILLS

WHITE STUFF

ROYAL ARCADE

DR MARTENS

PLACE OF WORSHIP

CARDIFF CENTRAL RAILWAY STATION & BUS STATION

CAROLINE STREET

WYNDHAM ARCADE

ASK

WYNDHAM

GOURMET BURGER KITCHEN

CHARLOTTES

CAR PARK (7 LEVELS)
260 SPACES TOTAL

TREDEGAR STREET

John Lewis
260,000 SQ. FT.

TREDEGAR STREET

CAR PARK (6 LEVELS)
1950 SPACES TOTAL

CINeworld
15 SCREENS

MARY ANN STREET

THE STABLE

THE STABLE

BARRACK LANE

BARRACK LANE

DEBENHAM'S
160,000 SQ. FT.

M&S

PRIMARK

Starbucks

ST. DAVID'S WAY

TOWN WALL

HILLS STREET

THE HAYES

HAYES ARCADE

LOWER EAST SIDE ARCADE

GRAND ARCADE

LOWER FLOOR

As at 24 January 2018

These plans are for indicative purposes only.

KEY:

- Exchanged
- In Solicitor's Hands
- In Negotiation
- Available