

SHOP TO LET

A1 or A3 USES

LONG TERM LEASE OR 'POP-UP' AVAILABLE

125 QUEEN STREET CARDIFF

LOCATION

The premises occupy a prominent location on Queen Street Cardiff immediately adjacent to **Sainsburys** and close to **KFC**, **Poundland** and **Caffe Nero**. Other retailers in the immediate vicinity include **Boots**, **Pret a Manger** and **Hobbs**.

The unit is also situated in close proximity to **Cardiff Queen Street Train Station**, and the New River Retail owned **Capitol Shopping Centre**.

ACCOMMODATION

The premises comprise a double height ground floor retail unit and provide the following areas and dimensions:-

Internal Width	6.04 m	19'10"
Shop Depth	19.29 m	63'03"
Ground Floor Sales	161.55 m ²	1,739 ft ²
First Floor Sales / Anc	163.32 m ²	1,758 ft ²
Second Floor Ancillary	152.27 m ²	1,639 ft ²

LEASE

A new 10 year full repairing and insuring lease. Alternatively our clients will consider short term or 'pop-up' lettings, subject to use.

RENT

£79,500 pax.



BUSINESS RATES

Rateable Value	£85,000
UBR (2019/2020)	0.514
Rates Payable	£38,423 pa

PLANNING

A1 OR A3 Uses are permitted.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING & FURTHER INFORMATION

Strictly by prior appointment with joint agents Calan Retail:

Andy Sturrock

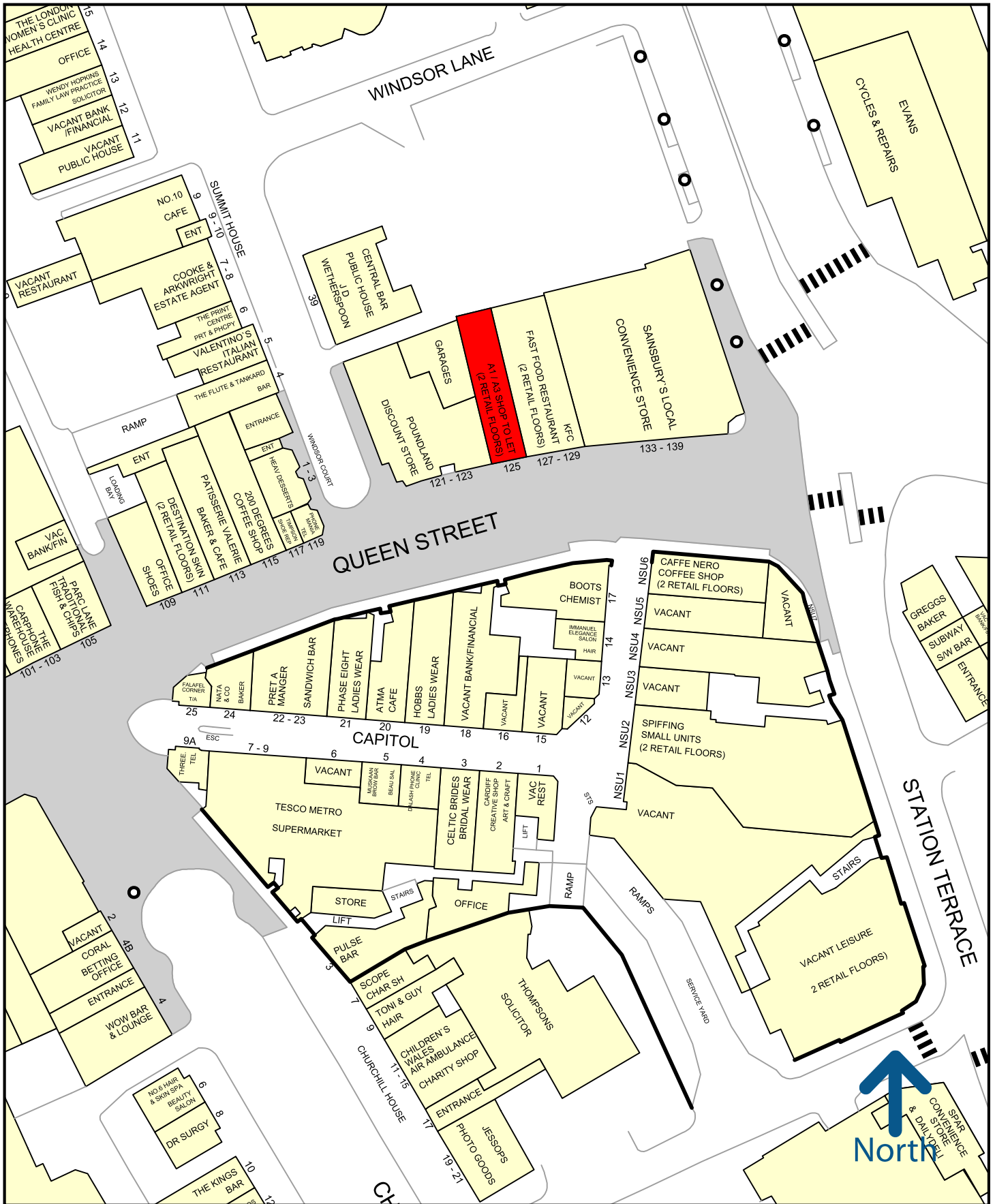
D 02920-537713

E: andy.sturrock@calanretail.co.uk

M: 07866-916808

Or Owen Cahill – EJ Hales – 02920 378844

SUBJECT TO CONTRACT & VACANT POSSESSION



50 metres

Experian Goad Plan Created: 10/09/2019
Created By: Calan Retail

