

# 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 First Floor Sales / Anc Second Floor Ancillary		,

### 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.

**Calan Retail Ltd.** 22 Windsor Place, Cardiff CF10 3BY

029 2037 3933 www.calanretail.co.uk



### **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

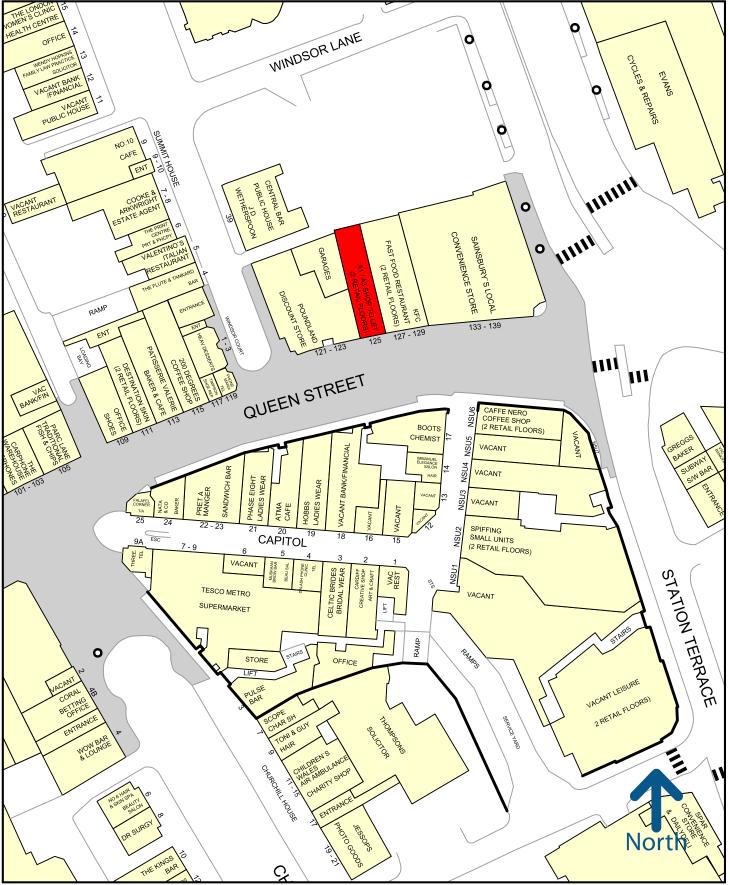
## SUBJECT TO CONTRACT & VACANT POSSESSION

#### Misrepresentation Act.

These details have been prepared in good faith to provide a general guide only and do not constitute an offer or contract. Neither Calan Retail nor anyone in their employment has authority to make any representation or warranty in relation to the property.







50 metres

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

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