

## PRIME SHOP

## TO LET

## A1 or A3 USES

## 113 QUEEN STREET CARDIFF

**(Larger Unit potentially available)**

### LOCATION

The premises occupy a prime location on Queen Street Cardiff immediately adjacent to the new **200 Degrees Coffee Bar** and close to **Office Shoes** and **Sainsbury's**. Other retailers in the immediate vicinity include **Boots, Tesco, Poundland** and **Pret a Manger**.

### ACCOMMODATION

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

|                       |                       |                       |
|-----------------------|-----------------------|-----------------------|
| Internal Width        | 6.76 m                | 22' 02"               |
| Shop Depth            | 28.27 m               | 72' 11"               |
| Ground Floor Sales    | 149.29 m <sup>2</sup> | 1,730 ft <sup>2</sup> |
| First Floor Ancillary | 22.22 m <sup>2</sup>  | 1,662 ft <sup>2</sup> |

Alternatively a unit with a **ground floor sales area of c. 3,200 sq.ft.** can be made available subject to VP. Details on request.

### LEASE

A new 10 year effectively FRI lease.

### SERVICE CHARGE

The annual service charge is for year ending 31<sup>st</sup> Dec 2016 is £4,716 per annum, (£1.39 psf).



### RENT

£99,500 pax.

### BUSINESS RATES (April 2017- March 2018)

|                 |            |
|-----------------|------------|
| Rateable Value  | £84,000    |
| UBR (2017/2018) | 0.499      |
| Rates Payable   | £41,916 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

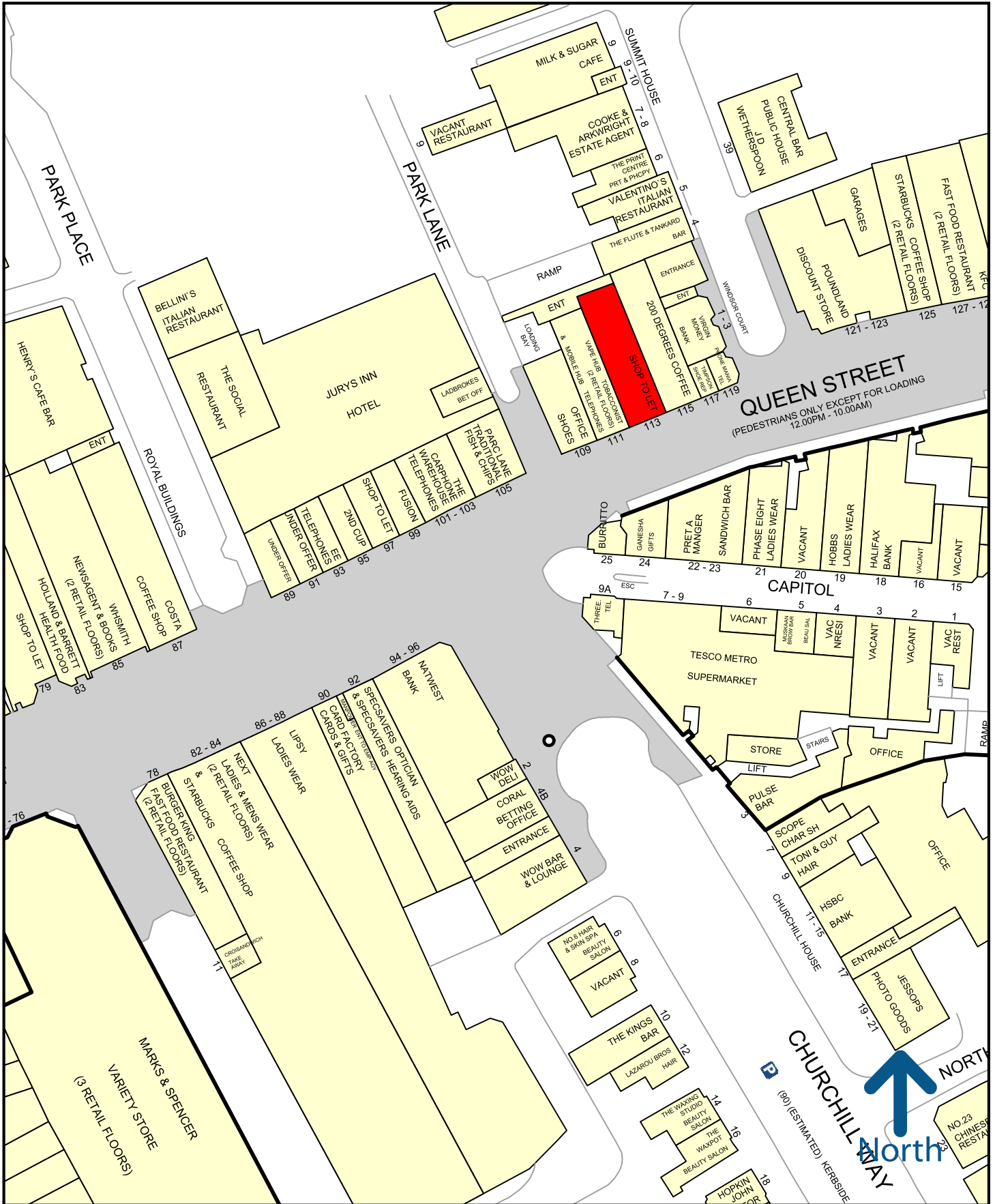
Strictly by prior appointment with agents Calan Retail:

#### Andy Sturrock

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### SUBJECT TO CONTRACT & VACANT POSSESSION



Experian Goad Plan Created: 26/04/2017

Created By: Calan Retail

