

TO LET

89, Queen Street, Cardiff

Attractive corner unit in high footfall location

Hartnell
TaylorCook



Contact

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LOCATION - CF10 2BG

Cardiff is the capital city and administrative centre of Wales. It is also the principal retail and commercial centre for the South Wales region.

The subject property is located on Queens Street being the city's prime shopping thoroughfare with all three of the city's main shopping centres;

Capital Centre, Queen's Arcade and St David's Centre, being accessed from it.

The subject unit is located on a prominent corner position with occupiers in the vicinity including **Costa, WH Smith, Holland & Barrett, Topshop, Marks and Spencer, Next and Specsavers**.

DESCRIPTION

The subject unit forms part of the attractive listed period Jury's Hotel building.

ACCOMMODATION

The demise is arranged over basement, ground and mezzanine floors and provide the following approximate dimensions and net internal areas:

Internal width	4.40 m	14 ft 5 ins
Shop depth	12.75 m	41 ft 10 ins
Ground floor sales	57.13 sq m	615 sq ft
Mezzanine sales	42.73 sq m	460 sq ft
Basement ancillary	41.81 sq m	450 sq ft

LEASE DETAILS

The property is held by way of an effective full repairing and insuring lease for a term of 10 years commencing 25 August 2017. The lease benefits from a tenant only option to break on 25 August 2023.

RENT

On application.

TERMS

Offers are invited on an assignment basis or alternatively sub-letting will be considered.

RATES

Rateable Value: £64,000.00

UBR 49.90p

Rates Payable: £31,936.00

Please verify the actual rates payable with the local authority

LEGAL COSTS

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

VIEWING

Strictly via retained agent as staff not aware. Please contact the above.

Bristol Office
Somerset House
18 Canynge Road
Clifton
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SUBJECT TO CONTRACT

Date of Production: 12-Oct-2018

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