

TO LET

A1 RETAIL

10 Queen Street, Cardiff, CF10 2BU



- A FOUR STOREY MID TERRACED RETAIL UNIT WITHIN CARDIFF CITY CENTRE
- NET INTERNAL AREA OF 314.96 SQ.M (3,390.22 SQ. FT.) IN TOTAL
- SALES AREA OF 116.33 SQ.M (1,252.17 SQ. FT.) WITH A SHOP DEPTH OF 21.56M
- PROMINENT POSITION FRONTING THE BUSY PEDESTRIANISED AREA OF QUEEN STREET

OFFERS IN THE REGION OF
£70,000 PA

LOCATION

The property is situated within Swansea City Centre with the property having a frontage to The Kingsway and Union Street.

Swansea City Centre and furthermore the immediate vicinity is currently undergoing a programme of regeneration, with Swansea Council currently in the process of creating a new hi-tec office development in the former Oceania Nightclub site, along 71 & 72 The Kingsway. The scheme will feature flexible core working and office opportunities for innovative tech, digital and creative sector business. The former Barclays Bank premises at 69 & 70 The Kingsway will also be transformed into new style flexible works space.

DESCRIPTION

The subject property comprises a mid-terraced four storey commercial building, currently occupied for use as a retail unit and tattoo studio (previously occupied by Blue Banana), which is situated along an established high street location along the pedestrianised area of Queen Street, within Cardiff city centre.

We note that the subject premises can be accessed directly off the main pedestrian walkway to the front, via a standard sales display entrance window, providing access over the main sales area which benefits from a shop depth of 21.56m.

The main sales area is also supported by ancillary accommodation throughout the remaining floor areas, comprising various storage/ office rooms, a staff kitchen and w.c. facilities, etc. over the majority of the upper floors.

ACCOMMODATION

The subject premises affords the approximate dimensions and areas.

GROUND FLOOR

Sales Area:	116.33 sq.m	(1,252.17 sq. ft.)
Shop Depth (max)	21.56m (70'9")	
Internal Width (max)	5.01m (16'5")	
Sales (ITZA)	54.48 sq.m	(586.42 sq. ft.)

FIRST FLOOR

Ancillary: **38.22 sq.m** **(411.44 sq. ft.)**
which briefly comprises the following.

Store Room	5.09m x 6.50m
Staff Kitchen	1.54m x 3.47m
Staff W.C. Facilities	

SECOND FLOOR

Ancillary: **59.10 sq.m** **(636.15 sq. ft.)**
which briefly comprises the following.

Store Room	5.03m x 9.31m
Store Room/ Office	2.60m x 2.67m
Store Cupboard	1.01m x 2.46m

THIRD FLOOR

Ancillary: **46.83 sq.m** **(504.15 sq. ft.)**
which briefly comprises the following.

Store Area 1	2.51m x 10.10m
Store Area 2	2.44m x 9.88m

RATES

As stated on the VOA website the Rateable Value for the subject premises is as follows:

Rateable Value (2026): £46,750

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2025-26 the multiplier will be 0.568.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit www.voa.gov.uk.

VAT

All figures quoted are exclusive of VAT. Our client reserves the right to levy VAT on this transaction (where applicable).

TERMS & TENURE

The subject premises is available by the way of a new effective full repairing and insuring lease, under terms to be negotiated.

VIEWING

By appointment with Joint Agents:

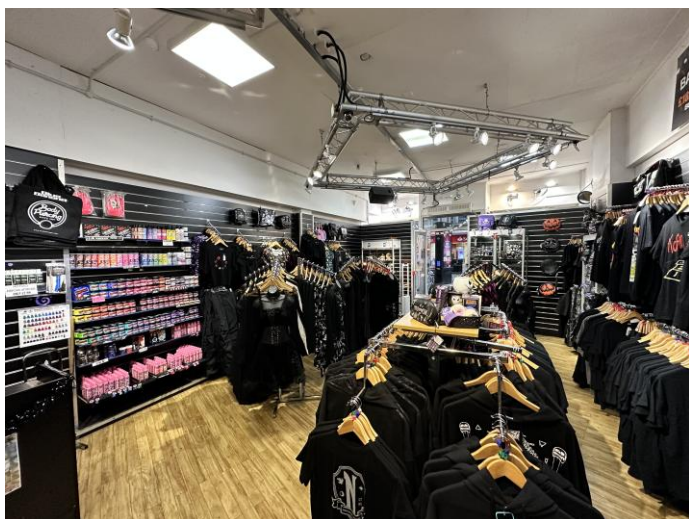
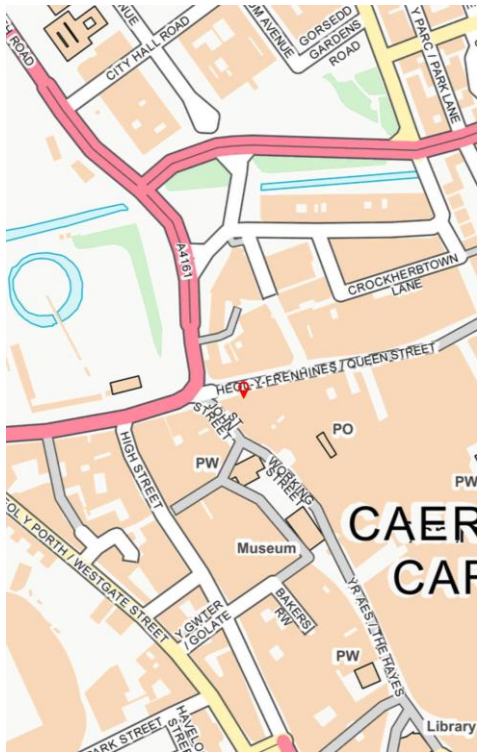
Astleys Chartered Surveyors
Tel: 01792 479 850
Email: commercial@astleys.net



Cooke & Arkwright
Contact: Ben Davies
Tel: 07747 058 327
Email: ben.davies@coark.com



10 Queen Street, Cardiff, CF10 2BU



Astleys gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Astleys has any authority to make any representation or warranty whatsoever in relation to this property.

Astleys is the licensed trading name of Astleys Samuel Leeder which is a limited liability partnership registered in England and Wales. Our registered office is at Raglan House, Charter Court, Phoenix Way, Enterprise Park, Swansea, SA7 9DD. Tel: 01792 479 850. Email: commercial@astleys.net. Website: www.astleys.net.

10 Queen Street, Cardiff, CF10 2BU



Astleys gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Astleys has any authority to make any representation or warranty whatsoever in relation to this property.

Astleys is the licensed trading name of Astleys Samuel Leeder which is a limited liability partnership registered in England and Wales. Our registered office is at Raglan House, Charter Court, Phoenix Way, Enterprise Park, Swansea, SA7 9DD. Tel: 01792 479 850. Email: commercial@astleys.net. Website: www.astleys.net.