

Cardiff, 79-81 Queen Street, CF10 2BE

Retail Premises – To Let



LOCATION

The premises are situated in a prime central location on the northern side of Queen Street in Cardiff, where city centre footfall is at its highest.

This section of Queen Street is anchored by flagship stores occupied by M&S, Next, Primark, Boots and Sports Direct, as well as a main entrance to St David's Shopping Centre. Nearby occupiers include JD Sports, Clarks, Costa, Specsavers, Holland & Barrett, Lush, Ernest Jones and Caffè Nero.

DESCRIPTION

The premises comprise a prominent retail unit arranged over the ground floor only, as part of a wider parade of shops. The unit offers a prominent frontage and a protruding bus stop sign.

Outdoor seating may be available subject to a pavement licence.

ACCOMMODATION

The property comprises the following approximate areas. Interested parties are advised to undertake their own measured survey.

Ground Floor	134.80 sq m	1,451 sq ft
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TENURE

The premises are held by way of an FRI lease for a term of 10 years from 13th February 2026 with a break option at the end of the sixth year.

RENT

The passing rent is £100,000 per annum exclusive and subject to review at the end of the fifth year.

SERVICE CHARGE

The lease contains a service charge provision. Further details available on application.

BUSINESS RATES

The information supplied by the Valuation Office Agency is as follows: -

Rateable Value	£52,500
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Interested parties should verify this information with the local rating authority.

EPC

B44 – Expires October 2035.

VAT

All figures quoted are subject to VAT where payable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

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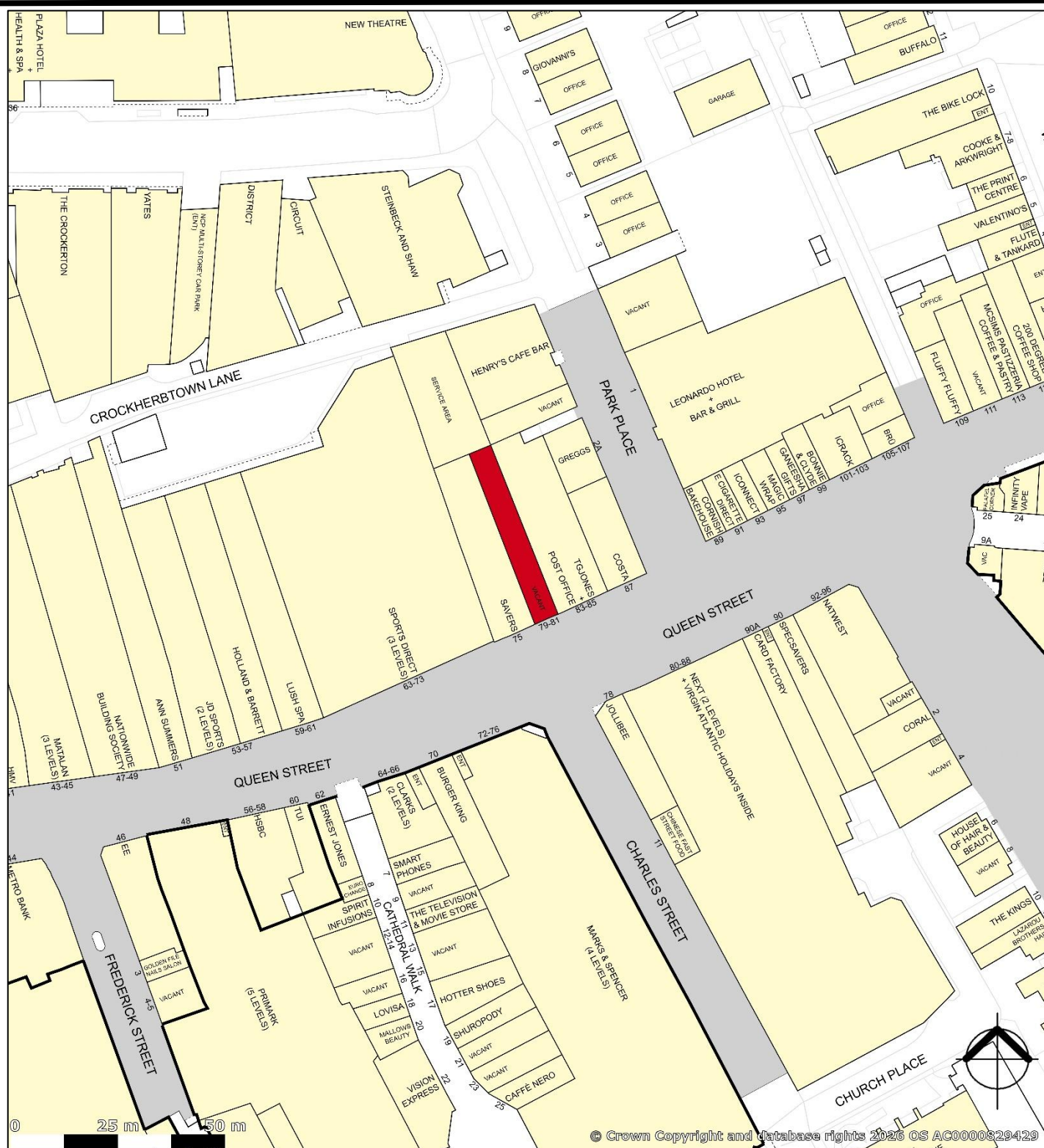


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