

**CITY CENTRE
A1 UNIT TO LET**

**35 CASTLE ARCADE
CARDIFF**



Location

The property is located in a good trading location, within Castle Arcade, one of Cardiff's prime Victorian arcades located in the centre of the city. The locality is now the subject of major investment with the pedestrianisation of the High Street. The landlords are working with the Council to resurrect the 'Castle Quarter' and promote the locality through 'event' led marketing.

Castle Arcade links High Street with Castle Street, as shown on the attached street traders plan.

Description

The property comprises a prominent ground floor shop unit with basement storage.

Accommodation

The unit comprises the following approximate floor areas:-

Ground Floor Sales	632 sqft	58.71m ²
Basement	438 sqft	40.69m ²

Lease

The premises are available by way of a new lease for a term to be agreed incorporating 3 yearly upward only rent reviews.

A service charge will be applicable, further information upon request.

Rent

£16,500 per annum exclusive

Planning

The property benefits from A1 planning consent.

Rates

Rateable Value	£15,750.00
Rates Payable (2010/11)	£ 6,441.75

Interested parties are advised to verify the above.

Legal Costs

Each party to be responsible for their own.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

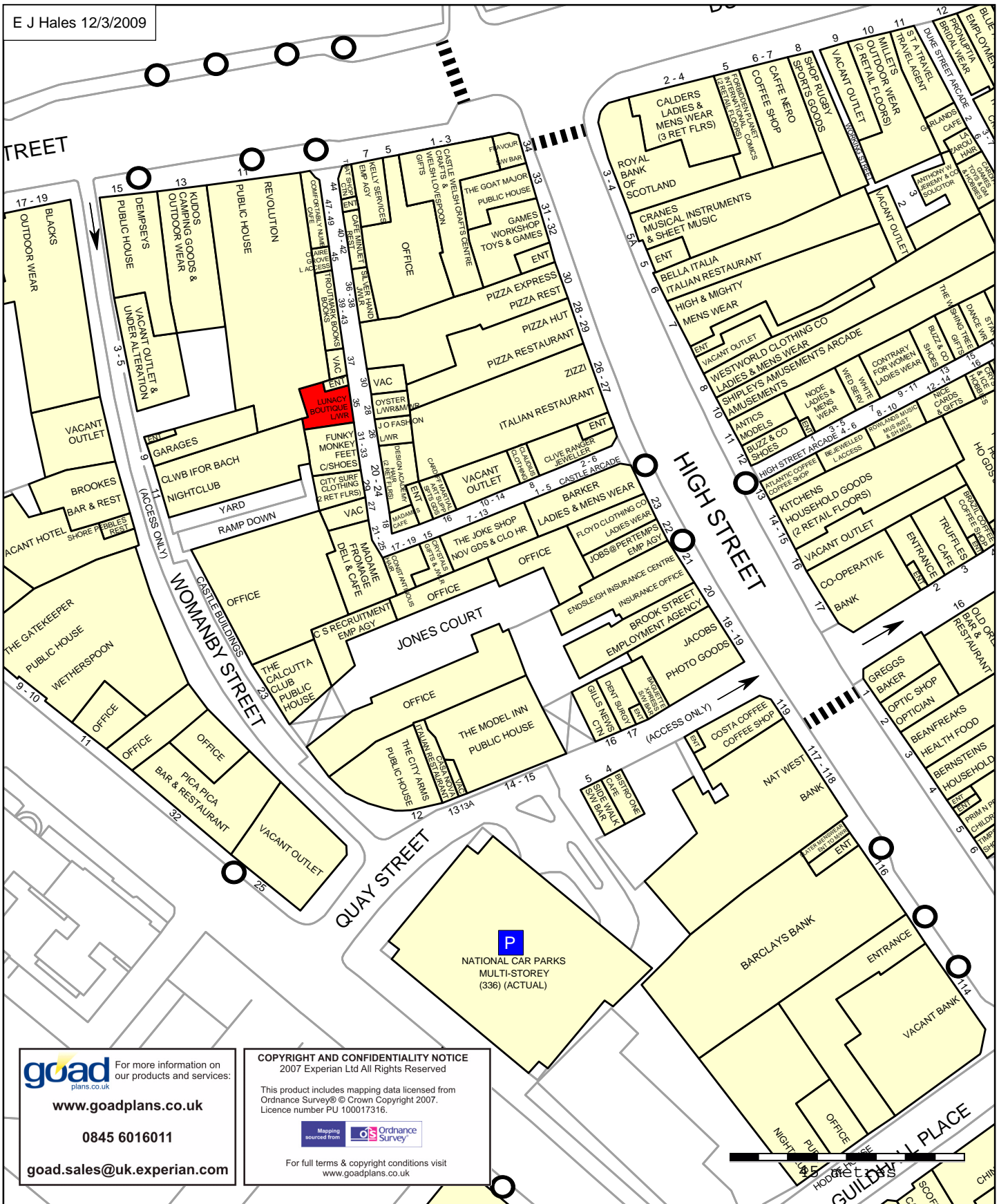
Viewing

Strictly by appointment through this office, contact:-

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