

OFFICES TO LET

**16 PEARL STREET
CARDIFF**



Location

The property is located on Pearl Street in close proximity to the busy suburban shopping area of Clifton Street, approximately 1 mile east of Cardiff City Centre.

Accommodation

The premises comprise ground and first floor office accommodation providing the following approximate areas:-

Ground Floor Offices	704 sqft
Ground Floor Store	31 sqft
Kitchen	70 sqft
First Floor Offices	636 sqft

Terms

The property is available by way of a new lease on terms to be agreed incorporating periodic upward only rent reviews.

Rent

£15,000 per annum exclusive.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

Rates

Our inspection of the Rating List shows the following assessment for the property:-

Rateable Value	£4,480.00
Rates Payable (2009/10)	£2,176.05

Interested parties are advised to verify the above.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing

Strictly by appointment through this office, contact:

Owen Cahill
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**SUBJECT TO CONTRACT
& AVAILABILITY**