

CITY CENTRE
A1 UNIT TO LET
28 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 unit has two established prime occupiers in City Surf & Madame Fromage immediately adjacent.

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

Internal Width	14ft 10in	4.52m
Shop Depth	22ft 2in	6.75m
Ground Floor Sales	320 sqft	29.73 sqm
Basement	338 sqft	31.40 sqm

Lease

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

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

Rent

£13,000 pa exclusive

Rates

Rateable Value	£10,250.00
Rates Payable (2009/10)	£ 5,012.25

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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SUBJECT TO CONTRACT & AVAILABILITY

E J Hales 29/1/2010



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