

**CITY CENTRE  
A1 UNIT - TO LET  
12-14  
HIGH STREET ARCADE  
CARDIFF**



**Location**

The property is situated within High Street Arcade, one of Cardiff's prime Victorian arcades located in the centre of Cardiff.

The locality is now the subject of major investment with the pedestrianisation of the High Street. The Landords are working with the Council to resurrect the 'Castle Quarter' and promote the locality through 'event' led marketing.

High Street Arcade links High Street with St John Street as shown on the attached street traders plan.

High Street Arcade benefits from a number of high quality fashion occupiers and specialist retailers.

**Description**

The property comprises a prominent ground floor shop unit with ancillary accommodation at first floor. The shop also benefits from kitchen and WC facilities as well as basement storage.

**Accommodation**

Internal Width	33ft 6in	10.21m
Shop Depth	13ft 7in	4.14m
Ground Floor Sales	439 sqft	40.78sqm
First Floor Office/Store	406 sqft	37.72 sqm

**Lease**

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

**Rent**

£18,750 per annum exclusive.

**Service Charge**

A service charge is applicable currently estimated at £2,850.00 per annum.

**Rates**

Rateable Value	£18,500.00
Rates Payable (2009/10)	£ 9,046.50

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**

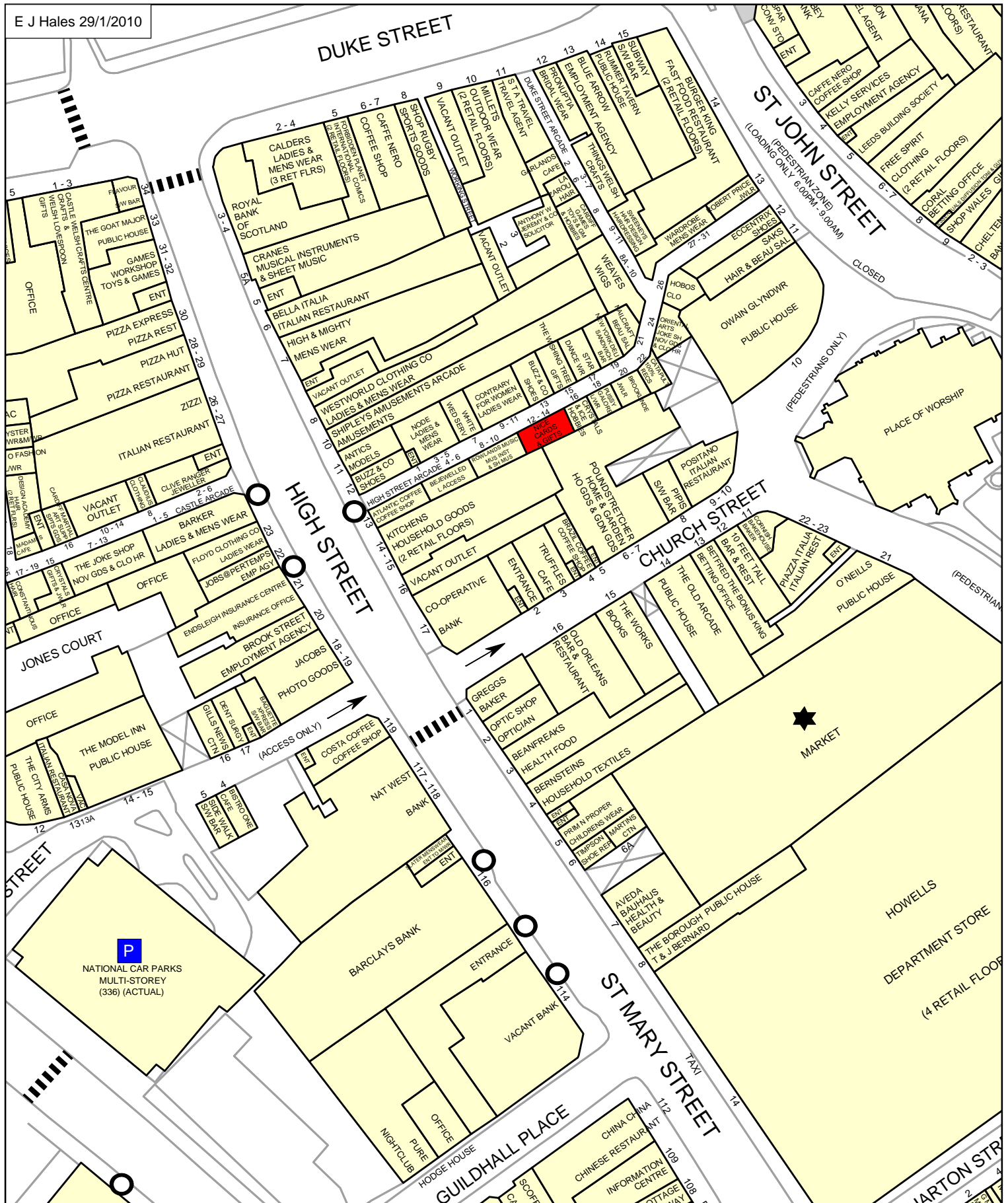
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**SUBJECT TO CONTRACT  
& AVAILABILITY**

E J Hales 29/1/2010



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