

**CITY CENTRE  
A1 UNIT TO LET  
16 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 first floor storage accessed from the shop internally or from the first floor balcony.

**Accommodation**

The unit comprises the following approximate floor areas:-

Ground Floor Sales	331 sqft	30.75 sqm
First Floor Storage	185 sqft	17.19 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**

£14,000 per annum exclusive.

**Service Charge**

A service charge is applicable , details available upon request.

**Rates**

Rateable Value	£8,900.00
Rates Payable (2009/2010)	£4,352.10

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**

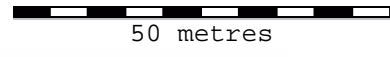
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**SUBJECT TO CONTRACT & AVAILABILITY**

E J Hales 29/1/2010



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