



RETAIL UNIT TO LET

109 Bute Street
Cardiff
CF10 5AD



029 2037 8844 • www.ejhales.co.uk

28 Windsor Place • Cardiff • CF10 3SG

LOCATION

The property is located on Bute Street in the heart of Cardiff Bay, in close proximity to Mermaid Quay and the Wales Millennium Centre.

The property is situated approximately 1 mile to the South of Cardiff City Centre.

DESCRIPTION

The property comprises a ground floor shop unit and provides the following approximate dimensions and floor areas:-

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Initial Internal Width	3.5m	11ft 6in
Internal Width	4.9m	16ft 3in
Depth	24.5m	80ft 6in
Ground Floor Sales	133m ²	1,432 sqft
Rear Kitchen		
Rear WC		

TERMS

The premises are available on a new lease for a term to be agreed.

RENT

£15,000 per annum exclusive

RATES

Our inspection of the rating list shows the following assessment for the subject property:-

Rateable Value	£14,250.00
Rates Payable (2018/19)	£ 7,324.50

We confirm that Interested parties make their own enquiries of the Local Authority to confirm the figures given above.

EPC

The property has an EPC of D79. A copy of the Energy Performance Certificate for the premises is available on request.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:
Philip Gwyther • Tel: 029 2034 7122 • E-mail: philip@ejhales.co.uk

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

