



LEASE ASSIGNMENT/
SUB-LEASE

1 Town Wall
St David's Centre
Cardiff
CF10 2DP



INCENTIVES
AVAILABLE

LOCATION

The property is situated in Town Wall North, St David's Centre, at its entrance from Queens Arcade and Queen Street. Town Wall North is one of the busiest entrances to St David's Centre by landlord monitored foot flows.

Nearby retailers include Sketchers, Animal and The Entertainer in Queen's Arcade and Greggs, Watches of Switzerland, H Samuel and Boots in St David's Centre.

ACCOMMODATION

The property provides ground floor counter sales and seating with additional first floor seating at mezzanine and second floor storage:-

Internal Width	23ft 0in	7.01m
Shop Depth	55ft 0in	16.76m
Ground Floor Sales	1,590 sqft	148m ²
Mezzanine Sales	1,337 sqft	124m ²
First Floor Ancillary	394 sqft	37m ²

LEASE

The premises are held on a 10 year lease expiring 23rd June 2021 at a current rent of £80,000 per annum exclusive.

INCENTIVES

Incentives are available for a lease assignment, subject to covenant. A sub-lease may be considered.

SERVICE CHARGE

The estimated service charge for the year to 31st March 2019 is £17,586.

The Merchants Association charge is £3,861.

RATES

We understand that the property has been assessed for rates as follows:-

Rateable Value	£66,500
Rates Payable (2018/2019)	£34,181

We recommend that interested parties make their own enquiries with the Local Authority (Tel: 020 2087 2087).

EPC

The Energy Performance Certificate for the property is available on requested.

VAT

All figures quoted are strictly exclusive of VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, EJ Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:
Robert Hales • Tel: 029 2034 7110 • E-mail: robert@ejhales.co.uk
Phillip Morris • Tel: 029 2034 7104 • E-mail: pvm@ejhales.co.uk

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