



CASTLE
QUARTER

SHOP UNIT

11 DUKE STREET
CARDIFF
CF10 1AY

TO LET



LOCATION

The property is situated on Duke Street within The Castle Quarter, which is in close proximity to the prime retailing core.

The Castle Quarter comprises a dominant retail / leisure estate in the centre of Cardiff and is part of 'The City of Arcades' – a campaign raising the profile of Cardiff's unique city centre Victorian and Edwardian arcades.

Occupiers within the Castle Quarter include Pizza Express, Zizzi, Potted Pig, Dark by Dusty Knuckle, Coffee Barker, Nata & Co, Gin & Juice, SWYD and Lazarou Barbers to name but a few.

DESCRIPTION

The property comprises a prominent ground floor shop unit with ancillary accommodation at basement level.

ACCOMMODATION

Ground Floor Sales	814 sq ft	75.62 sq m
Basement	933 sq ft	86.68 sq m

LEASE

The premises are available by way of a new lease for a term to be agreed.

RENT

Upon application.

SERVICE CHARGE

The service charge budget for 2020/21 is to be confirmed.

RATES

Rateable Value	£29,500.00
Rates Payable (2021/22)	£15,782.50

Due to Covid-19, all retail, leisure and hospitality businesses in Wales occupying properties with a rateable value of £500,000 or less will receive 100% non-domestic rates relief for the financial year 2021/22.

Please discuss with the local authority to check whether you are eligible for any rates relief.

VAT

All figures are quoted strictly exclusive of VAT where applicable.

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, E J Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

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.

