



CASTLE
QUARTER

A3 UNIT

33 HIGH STREET ARCADE /
13 ST JOHN STREET
CARDIFF
CF10 1BB

TO LET



EJ Hales | 28 Windsor Place | Cardiff | CF10 3SG | 029 2037 8844 | www.ejhales.co.uk

LOCATION

The Castle Quarter is in close proximity to the prime retailing core, having frontages onto John Street, Duke Street, High Street and Castle Street.

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, Coffee Bunker, Nata & Co, Gin & Juice, STA Travel, SWYD and Lazarou Barbers to name but a few.

DESCRIPTION

The property comprises a prominent A3 unit fronting St John Street. The unit benefits from arcade seating as well as seating on the high street (subject to licence from the Council).

ACCOMMODATION

Ground Floor Sales	323 sqft	30.01 sqm
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LEASE

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

RENT

On application.

SERVICE CHARGE

A service charge will be applicable, details available on request.

RATES

Ratable value	£20,750.00
Rates payable (2021/22)	£11,101.25

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.

