

**ejhales** 

**PRIME SHOP UNIT**

**39 QUEEN STREET  
CARDIFF  
CF10 2AS**

**HIGH FOOTFALL LOCATION**



029 2037 8844 • [www.ejhales.co.uk](http://www.ejhales.co.uk)

28 Windsor Place • Cardiff • CF10 3SG

## LOCATION

The property occupies a prime trading location on Queen Street as shown on the attached Street Traders Plan

Multiple retailers in close proximity include Primark, Boots the Chemist, JD Sports, EE and Matalan.

The new Metro Bank will be directly opposite the premises.

## DESCRIPTION

The property comprises a ground floor shop unit with ancillary accommodation in the basement.

The shop unit forms part of Dominions House.

## ACCOMMODATION

The property comprises the following approximate dimensions and floor areas:-

Internal Width	17ft 0in	5.2m
Shop Depth	82ft 6in	25.1m
Ground Floor Sales	1,307 sqft	121m <sup>2</sup>
Basement Storage	570 sqft	53m <sup>2</sup>

## LEASE

The premises are available on a new effectively full repairing and insuring lease by way of a service charge for a term of 10 years, subject to an upward only rent review at the end of the 5<sup>th</sup> year.

## RENT

On application.

## RATES

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

Rateable Value	£101,000
Rates Payable (2021/2022)	£ 54,035

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.

## SERVICE CHARGE

The service charge budget for the year ending 30<sup>th</sup> June 2021 is £1,061 plus VAT. Confirmation of this figure will be provided in due course.

## VAT

All figures quoted are strictly exclusive of VAT where applicable.

## LEGAL COSTS

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

## EPC

The property has an EPC has a rating of D:84. A copy of the EPC is available on request.

## 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.

## VIEWING

Strictly by appointment through the letting agents, E J Hales ,contact:  
Philip Gwyther • Tel: 07775 910994 • E-mail: philip@ejhales.co.uk  
Owen Cahill • Tel: 07824 638338 • Email: owen@ejhales.co.uk

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