



CASTLE
QUARTER

SHOP UNIT

3-7 DUKE STREET ARCADE
CARDIFF
CF10 1AZ

TO LET



LOCATION

The property is situated in Duke Street Arcade within The Castle Quarter, which 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, Dark by Dusty Knuckle, Coffee Barker, Nata & Co, Gin & Juice, STA Travel, SWYD and Lazarou Barbers to name but a few.

DESCRIPTION

The property comprises a prominent ground floor shop unit with ancillary accommodation at first floor level. There is potential for further space at basement level.

ACCOMMODATION

Internal Width	46ft 11in	14.3 m
Shop Depth	13ft 4in	4.06 m
Ground Floor Sales	596 sqft	55.37 sqm
First Floor Ancillary	330 sqft	30.66 sqm

LEASE

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

RENT

£22,000 pax.

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.

SERVICE CHARGE

The service charge budget for 2022/23 is to be confirmed.

RATES

Ratable Value	£14,000
Rates Payable (2022/23)	£ 7,490

Due to Covid-19, all retail, leisure and hospitality businesses in Wales will receive 50% non-domestic rates relief for the financial year 2022/23. This will be capped at £110,000 per business across Wales.

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.

