



RETAIL / COMMERCIAL UNIT
TO LET

GROUND FLOOR
R/O 16 MUSEUM PLACE
CARDIFF
CF10 3BH

OF POTENTIAL INTEREST TO
RETAILERS, FINANCIAL SERVICES,
CATERING & OFFICE USERS



029 2037 8844 • www.ejhales.co.uk

28 Windsor Place • Cardiff • CF10 3SG

LOCATION

The property is situated at the rear of 16 Museum Place and has a prominent frontage onto Park Grove.

The premises are situated in the established office district of Cardiff City Centre, just to the north of Queen Street and the main shopping centre.

The location is shown on the attached plan.

DESCRIPTION

The premises are accessed directly from Park Grove and comprise a ground floor sales area with ancillary office and staff accommodation. There is a car parking space in the adjacent car park included with the premises.

The accommodation is shown colored purple on the attached floor plan.

ACCOMMODATION

The property comprises the following approximate areas and dimensions:-

Retail Area	56.78 sqm	611 sqft
Office 1	21.94 sqm	236 sqft
Office 2	4.01 sqm	43 sqft
Staffroom	8.9 sqm	96 sqft
WCs		
One Car Parking Space		

TERMS

The premises are available on a new lease for a term to be agreed.

RENT

£19,000 per annum exclusive.

RATES

Rateable Value from 1 st April 2026	£9,000.00
Rates Payable (2026/27)	£3,325.00

Please discuss with the Local Authority to check whether you are eligible for any rates relief.

PLANNING

The premises are suitable for a variety of uses, subject to planning.

EPC

The property has an EPC Rating of C:66.

A copy of the Energy Performance Certificate is available on request.

SERVICES

The premises has the benefit of 3-phase electricity supply.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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.

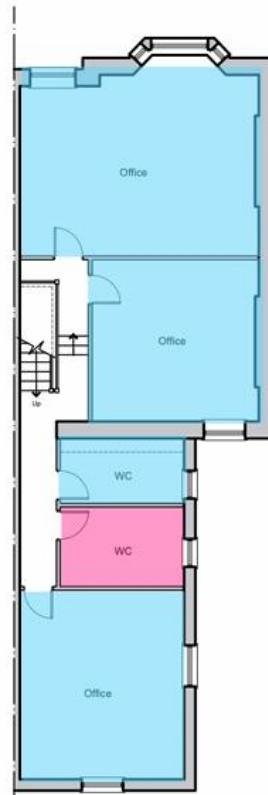
VIEWING

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

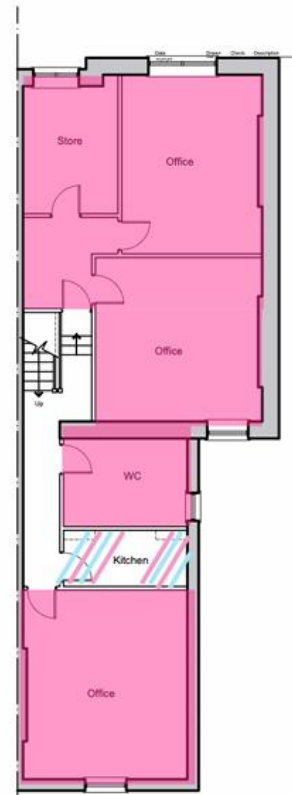
E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.



Ground Floor



First Floor



Second Floor

Thomas Duffy Ltd

Arts & Business

Simbec Research

Wise Connections Ltd

16 Museum Place, Cardiff		17 Enquiry
File No.		AL(00)02
Existing Floor Plans		
Date	Drawn	Scale
05/12/2017	WS	1:100 @ A3
		Town planners Environmental & Urban design
102/10 Cornhill Business Park, North Road, Cardiff, CF10 1PL		www.cjarchitects.co.uk Tel: 0300 2000114

