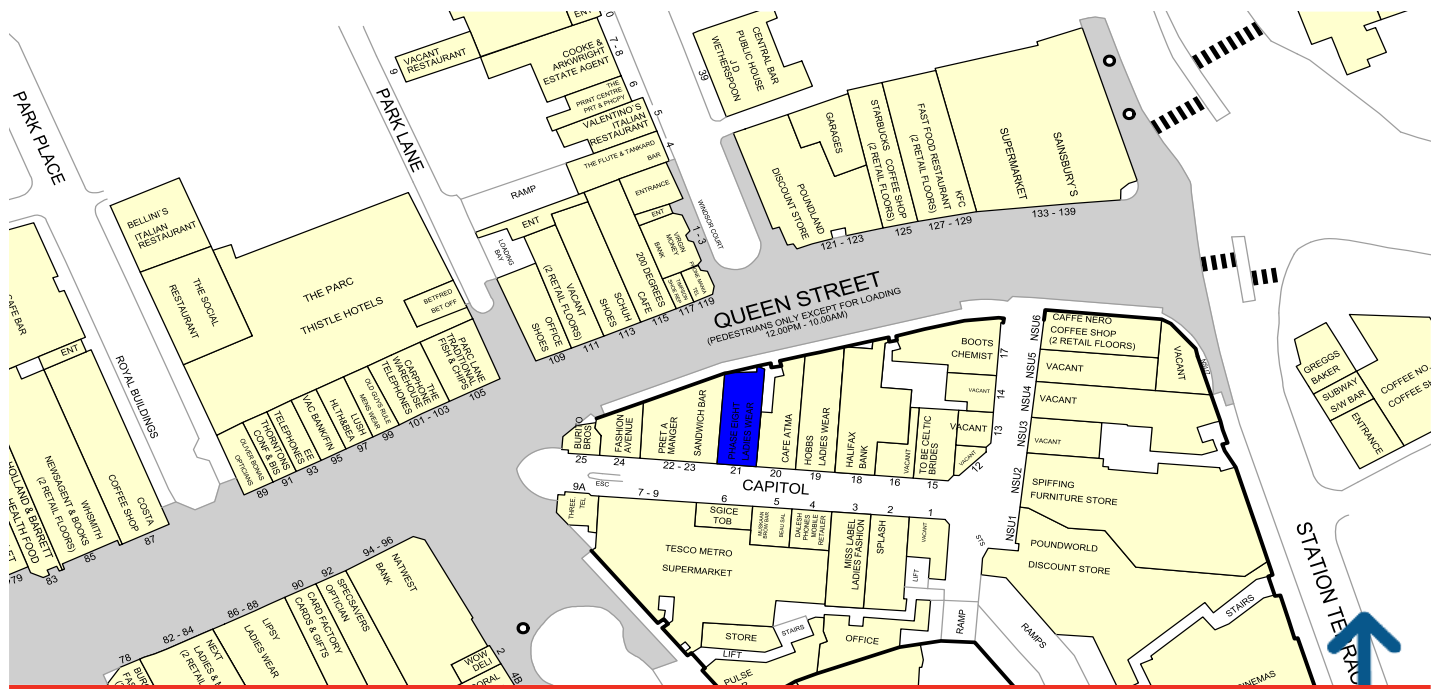


**UNIT 21 CAPITOL SHOPPING CENTRE**  
CARDIFF, CF10 2HQ



**PRIME SHOP TO LET**  
GROUND FLOOR SALES - 1,514 SQ FT  
(POTENTIAL FOR A3 USE)



The Capitol Shopping Centre is well positioned within Cardiff City Centre on the pedestrianised Queen Street and adjacent to the second busiest railway station in Wales, Queen Street Railway Station. A 400 space dedicated car park is also provided.

The Shopping Centre is anchored by a 15,000 sq. ft. Tesco Metro, 20,000 sq ft Easy Gym and a five screen Premiere cinema, providing a popular leisure element to the scheme. Other occupiers in the Centre include Pret a Manger, Caffè Nero, Halifax Bank, Boots the Chemist and Poundworld. The Centre benefits from a strong weekly footfall of approximately 115,384 people.

#### DESCRIPTION

The premises comprises a ground floor sales area with basement ancillary space. The premises is accessed directly from both Queen Street and from within the main mall of the Centre.

#### TERMS

The premises is available to let via a new lease for a term to be agreed on effective full repairing and insuring terms.

Quoting rent **£75,000 pax**

#### RATEABLE VALUE

The 2017 Rateable Value for the premises is:-

Rateable value: **£49,750**

Rates payable: **£24,825**

Interested parties are encouraged to make their own enquiries with the Local Rating Authority.

#### SERVICE CHARGE

The service charge for 2017 is £16,782 pa.

#### ACCOMMODATION

The premises provides the following approximate areas and dimensions:

Ground Floor Sales	140.65 sq.m	1,514 sq ft
Basement	86.77 sq.m	934 sq ft

#### PLANNING

We understand that the premises benefits from A1 use however other uses to include A2 and A3 uses will be considered subject to the tenant obtaining all necessary planning consents.

#### VAT

The premises is VAT elected.

#### EPC RATING

Available upon request.

#### LEGAL COSTS

Each party to bear its own costs in dealing with this transaction.



#### VIEWING

To be arranged via joint letting agents:-

Huw Thomas [huw.thomas@coark.com](mailto:huw.thomas@coark.com) 029 2034 6312

Ben Davies [ben.davies@coark.com](mailto:ben.davies@coark.com) 029 2034 6311

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Regulated by RICS

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