

RETAIL UNIT TO LET

jackson
criss

West End House, 11 Hills Place
London W1F 7SE

+44(0)20 7637 7100
www.jacksoncriss.co.uk

CARDIFF – UNIT 18 CAPITOL SHOPPING CENTRE



TO LET

New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

RENT

£90,000 per annum exclusive.

FLOOR AREAS

Ground Floor:

First Floor:

SQ FT

2,508

567

SQ M

232.99

52.68

SERVICE CHARGE

The service charge for 2017 is approximately £32,637 per annum.

EPC

Available upon request.

RATEABLE VALUE

£66,000 (2017 assessment)

SUBJECT TO CONTRACT & VACANT POSSESSION



- The centre is anchored by **Tesco Metro, Premiere Cinema and Easy Gym.**
- Benefits from a 400 space dedicated car park.
- The scheme has an annual footfall of approximately 6 million people.
- Under the new E Use Class the property could be used as a **shop, café, restaurant, nursery or gym** without the need for a planning application.

IMPORTANT NOTICE: Jackson Criss, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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VIEWING

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or alternatively our
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Cooke and Arkwright

029 2034 6311

Money Laundering Regulations

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

**NEW
RIVER**

0203 328 5800

