



CARDIFF

NSU8 Capitol Shopping Centre, CF10 2HQ

PROMINENT RETAIL UNIT TO LET CLOSE TO EASYGYM

LOCATION

The unit occupies a prominent trading location close to Vidal Sassoon, Hairsalon, Café Caribe Coffee Shop and easyGym.

ACCOMMODATION

The premises are arranged over first floor and provide the following approximate net internal dimensions and floor areas:

Gross frontage	18'2"	5.53 m
Net frontage	15'7"	4.73 m
Internal width	15'10"	4.60 m
Widening to	22'1"	6.74 m
First Floor Sales	260 sq ft	24.16 sq m

TERMS

The unit is available on a new, full repairing and insuring lease, by way of a service charge, for a term to be agreed.

RENT

Upon application.

RATING ASSESSMENT

The Valuation Office website states that the premises are entered into the 2010 Rating List as follows:

Description	"Shop and Premises"
Rateable Value	£5,600
Rates Payable (UBR 2013/14 @ £0.464)	£2,598

Interested parties are advised to make their own enquires of the Local Billing Authority to ascertain the exact rates payable and whether transitional and/or small business relief is applicable.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT, where applicable.

FURTHER INFORMATION

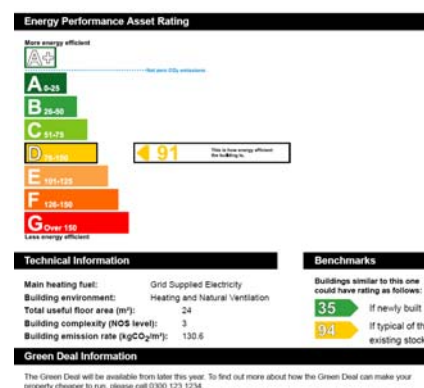
For further information or to arrange an appointment to view please contact;

Macarthur Wilson	0117 908 3350
Mark Wilson	mrw@macarthurwilson.com
Claire Stretton	cs@macarthurwilson.com

Or our joint agents;

Will Thomas	
Kitchen La Frenais Morgan	0207 317 3717

ENERGY PERFORMANCE

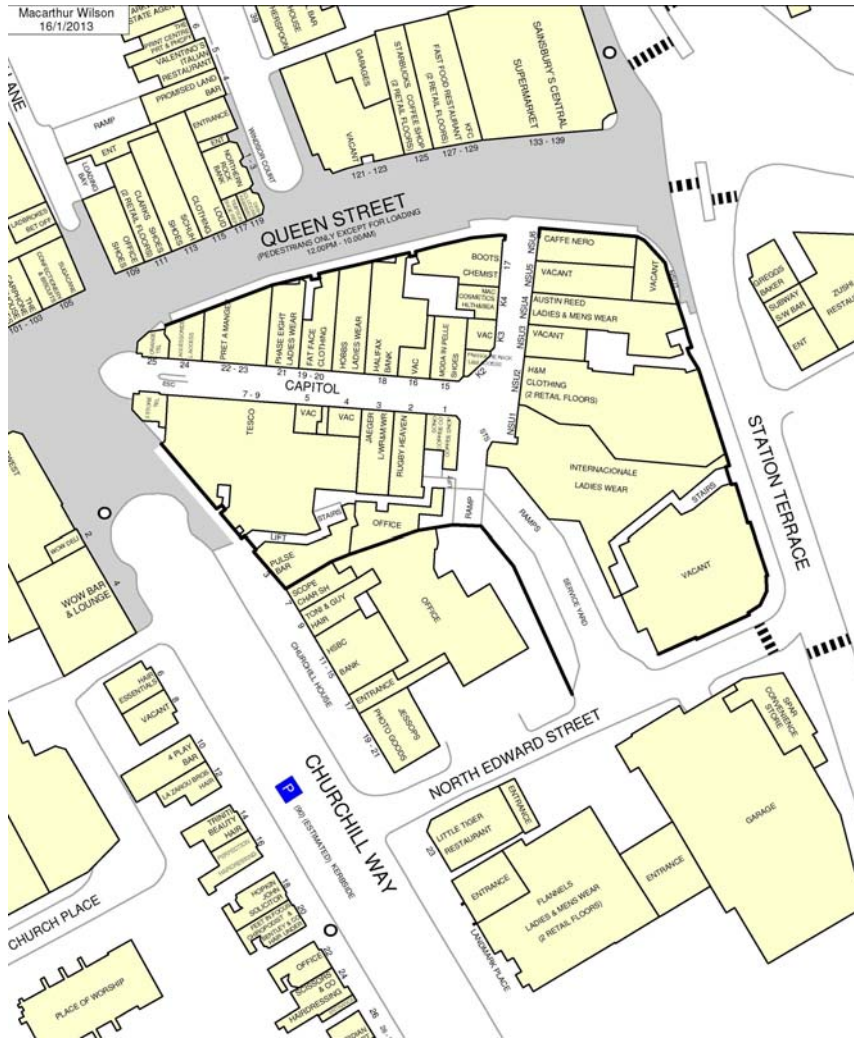


Regulated by the RICS

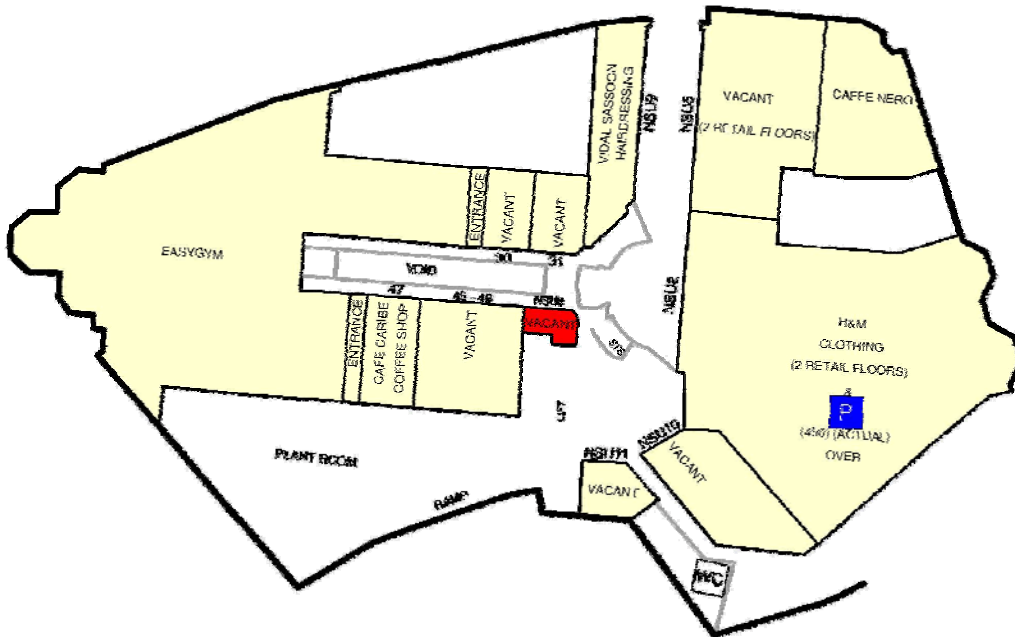


Subject to Contract

Ground Floor



First Floor



SPECIAL CONDITIONS

It is important to note that in most instances staff are unaware of impending disposals and therefore any viewings should be arranged through agents, Macarthur Wilson.

PROPERTY MISDESCRIPTIONS ACT 1991. MISREPRESENTATION ACT 1967

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2. all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to the accuracy of all matters upon which they intend to rely;
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