



## Unit 17/17A Capitol Shopping Centre

Cardiff, CF10 2HQ

### Unit To Let

**1,859 sq ft**  
(172.71 sq m)

- Queen Street Frontage
- City Centre Location
- Excellent Transport Links
- A3 Uses Considered, Subject to Planning
- 400 Space Dedicated Car Park

# Unit 17/17A Capitol Capitol Shopping Centre, Cardiff, CF10 2HQ

## Summary

Available Size	1,859 sq ft
Rent	Rent on Application
Rates Payable	£30,227.50 Per annum
Rateable Value	£56,500
Service Charge	£13,856 Per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (46)

## Description

The unit comprises a ground floor sales area with storage available in basement. The unit is accessed directly from both Queen Street and from within the main mall of the Centre. The unit benefits from good frontage on Queen Street.

## Location

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. Occupiers nearby include Cafe Nero, 200 Degrees Coffee, KFC and Sainsbury's. A 400 space dedicated car park is also provided within the centre.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales Area	1,859	172.71	Available
<b>Total</b>	<b>1,859</b>	<b>172.71</b>	

## Viewings

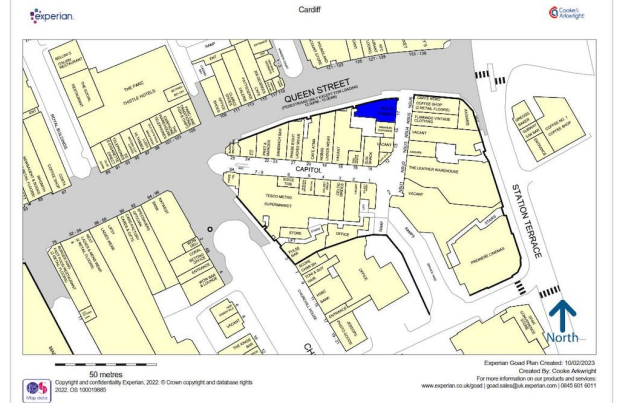
To be arranged via joint letting agents Cooke & Arkwright and Jackson Criss.

## Terms

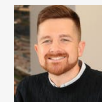
The unit is available to let via a new lease for a term to be agreed on full repairing and insuring terms via a service charge.

## 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.



## Viewing & Further Information



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