

RETAIL OPPORTUNITY

**8 Queen Street
Cardiff
CF10 2BU**

TO LET

LOCATION

The premises occupy a prominent location in the centre of Cardiff on Queen Street in close proximity to Cardiff Castle.

Other occupiers in the immediate vicinity include Starbucks, McDonalds, Principality Building Society, Superdrug, Santander, Poundland, The Works and Burger King.

ACCOMMODATION

The premises ground provides the following areas and dimensions:-

Ground Floor Sales	122.81 sq m	1,322 sq ft
Basement	116.40 sq m	1,253 sq ft
First Floor	79.15 sq m	852 sq ft
2nd Floor	61.04 sq m	657 sq ft

TENURE

The property is available To Let under terms of a new Full Repairing and Insuring Lease for a term of years to be agreed at a rental of £75,000 per annum exclusive

EPC

Rating of D



BUSINESS RATES

Rateable Value £90,500
UBR (2024/2025) 0.563
Rates Payable £50,951.5 (Estimate)

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

All viewings are strictly by prior appointment with Calan Retail:

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SUBJECT TO CONTRACT & VACANT POSSESSION

