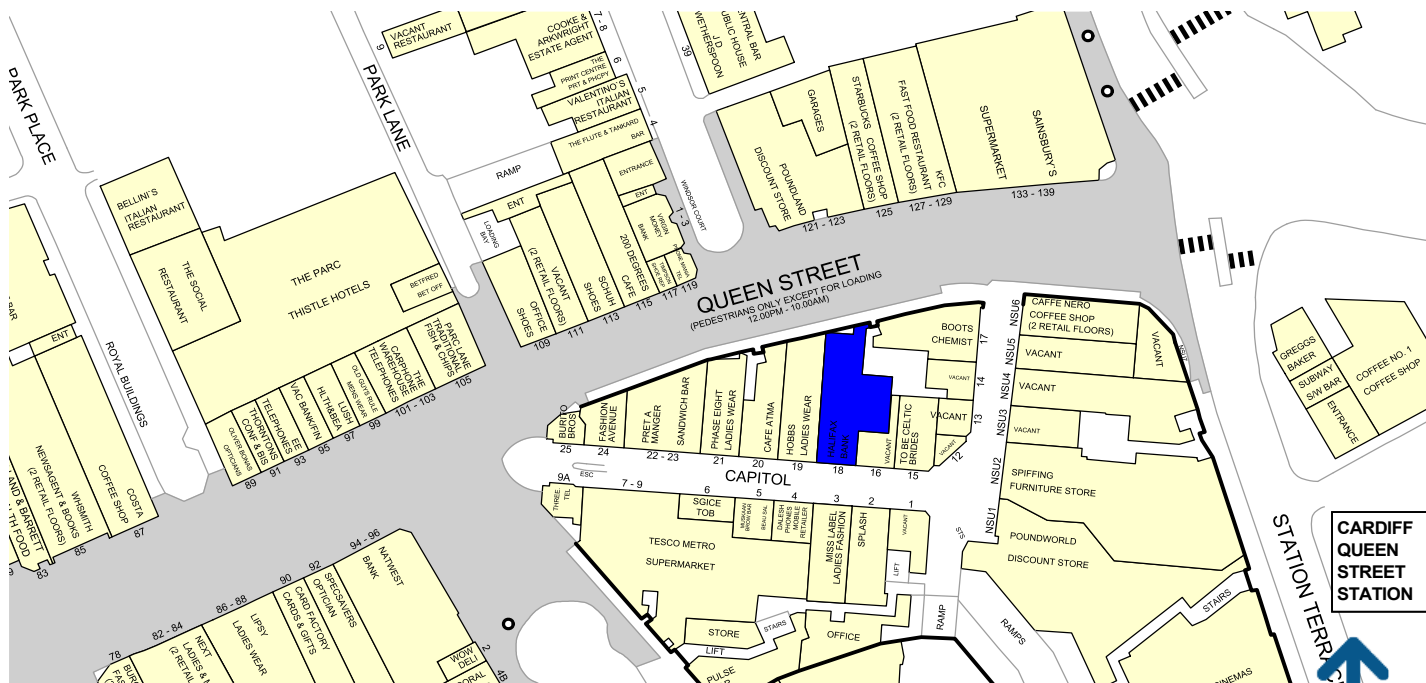


**UNIT 18 CAPITOL SHOPPING CENTRE**  
CARDIFF, CF10 2HQ



**PRIME SHOP TO LET**  
GROUND FLOOR SALES - 2,408 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, Caffe Nero, Phase 8, 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 first floor 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 **£95,000 pax**

#### RATEABLE VALUE

The 2017 Rateable Value for the premises is:-

Rateable value: **£66,000**

Rates payable: **£32,934**

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

#### SERVICE CHARGE

The service charge for 2017 is £32,637 pa.

#### ACCOMMODATION

The premises provides the following approximate areas and dimensions:

Ground Floor Sales	233.71 sq.m	2,408 sq ft
First Floor Ancillary	52.68 sq.m	567 sq ft

#### PLANNING

We understand that the premises benefits from A2 use however other uses to include A1 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

REF: HT/100872 – JANUARY 2018

Michael Lockhart [mlockhart@jacksoncriss.com](mailto:mlockhart@jacksoncriss.com) 020 7637 7100

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7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 [www.coark.com](http://www.coark.com)

Regulated by RICS

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