



## Unit 24 Capitol Shopping Centre

Cardiff, CF10 2HQ

### Unit To Let

**826 sq ft**  
(76.74 sq m)

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

# Unit 24 Capitol Shopping Centre, Cardiff, CF10 2HQ

## Summary

Available Size	826 sq ft
Rent	Rent on Application
Rates Payable	£16,183.75 Per annum
Rateable Value	£30,250
Service Charge	£3,659 Per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (64)

## Description

The premises comprises a ground floor sales area with basement ancillary space. The premises is accessed directly from both Queen Street and from within the main mall of the Centre.

## 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	826	76.74	Available
<b>Total</b>	<b>826</b>	<b>76.74</b>	

## Viewings

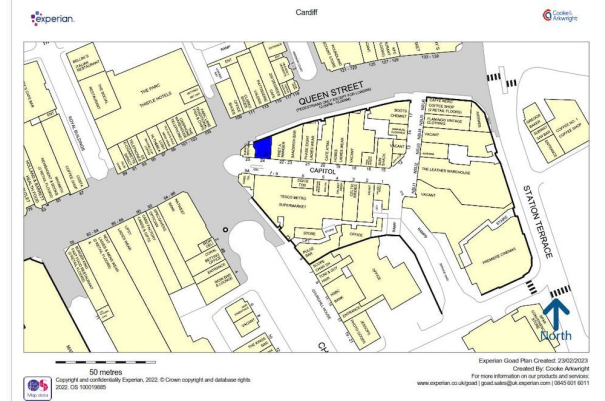
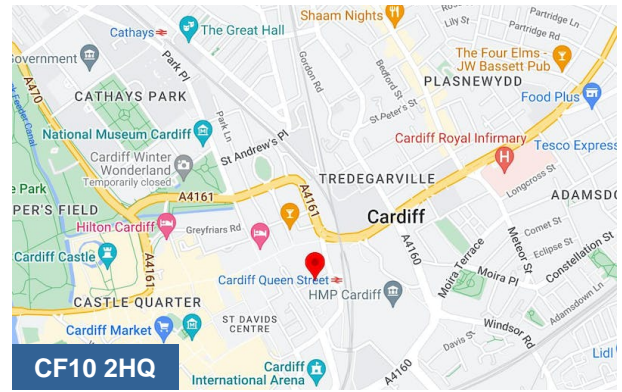
To be arranged via joint letting agents Cooke & Arkwright and Jackson Criss.

## Terms

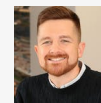
The premises is available to let via a new lease for a term to be agreed on effective full repairing and insuring terms, via a service charge.

## 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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