



13 Duke Street, Cardiff, CF10 1AY

TO LET

HIGH STREET RETAIL UNIT
2,240 sq ft (208.17 sq m)

- + Prime location
- + A1/2 planning
- + Basement included

029 2081 1581

LOCATION

The property is located in the heart of Cardiff city centre, directly opposite Cardiff's most iconic landmark, Cardiff Castle. Duke Street Arcade is conveniently located next door.

Cardiff's two largest train stations, Cardiff Central and Cardiff Queen Street, are within a short walking distance. There are also regular bus routes that travel along Duke Street.

There are a vast range of amenities in close proximity including gyms, restaurants, hotels, and professional services.

Notable occupiers in close proximity include Burger King, Mountain Warehouse and Subway.

DESCRIPTION

The available property comprises the ground floor and basement of a mid terrace building.

The ground floor provides open plan retail space whilst the basement offers ancillary storage, kitchen and WC's.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor Sales	1,454 sq ft		(135.11 sq m)
Basement	786 sq ft		(73.06 sq m)
Total	2,240 sq ft		(208.17 sq m)

LEASE TERMS

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

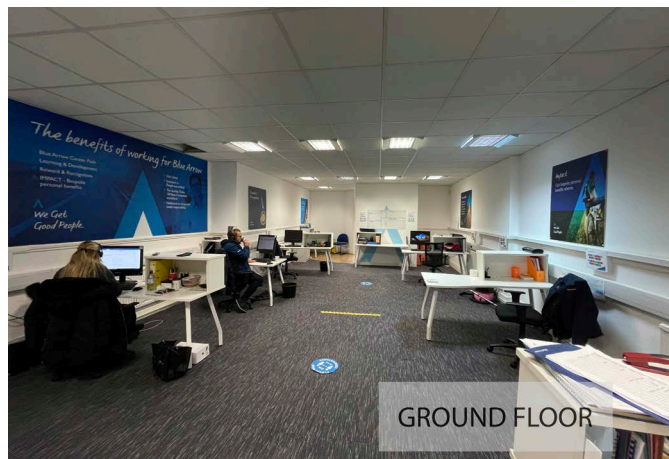
USE

We understand the property currently has A1/2 planning use.

There is potential for alternative uses subject to planning consent.

VAT

We understand the property has **not** been elected for VAT.



GROUND FLOOR

RENT

£35,000 per annum exclusive.

BUSINESS RATES

We are informed that the rateable value of the property is £45,000. Due to the Coronavirus relief scheme, there are no rates payable for the year ending March 2022.

Under normal conditions, the rates payable would be approximately £24,075 assuming a Uniform Business Rate (UBR) factor of £53.3p.

Interested parties should make their own enquiries with the Local Authority.

EPC

The property has an energy performance certificate in Band D.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rhys Williams / Carlo Piazza
Email: rhys@emanuel-jones.co.uk
carlo@emanuel-jones.co.uk



6 TY-NANT COURT MORGANSTOWN CARDIFF CF15 8LW

May 2021