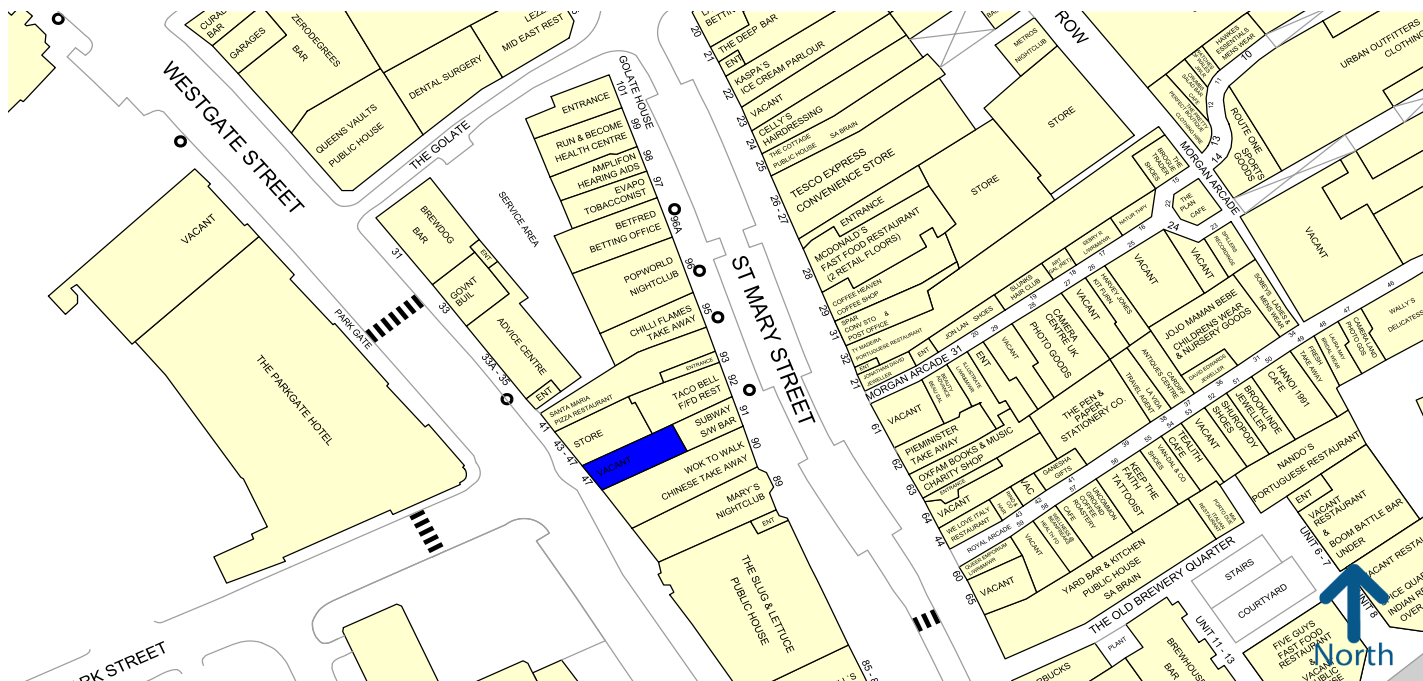


43-47 WESTGATE STREET,
CARDIFF, CF10 1EH



SHOP TO LET
GROUND FLOOR SALES - 394 SQ FT



The premises is located on the southern end of Westgate Street with both the new Central Square development (home to the BBC Wales) and Principality Stadium being a short walk away. The new Parkgate Hotel is opening in Autumn 2021. A mixture of leisure, office and retail users are situated nearby including Brewdog, Queens Vaults, Zero Degrees and O'Neills.

DESCRIPTION

The premises comprises a ground floor sales area with office/ancillary space to the rear and basement. Access is provided directly from Westgate Street.

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	£25,000 pax
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RATEABLE VALUE

The 2017 Rateable Value for the unit is:-

Rateable value:	£35,500
Rates payable:	£18,993

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

VAT

The premises has been elected for VAT and therefore VAT is payable on the rent.

ACCOMMODATION

The unit provides the following approximate areas and dimensions:

Ground Floor Sales	36.6 sq m	394 sq ft
Ground Floor Office	32.64 sq m	347 sq ft
Basement	91.32 sq m	983 sq ft
Gross Frontage	6.23 m	20 ft 05 in
Net Frontage	5.09 m	16 ft 08 in
Shop Depth	6.52 m	21 ft 04 in
Internal Width	5.69 m	18 ft 08 in

PLANNING

We understand that the premises benefits from A1 use however other uses will be considered subject to the tenant obtaining necessary planning consent.

EPC RATING

TBC

LEGAL COSTS

Each party to bear its own costs in dealing with this transaction.



VIEWING

To be arranged via sole agents:-

Ben Davies ben.davies@coark.com 029 2034 6311

REF: BD/ - OCTOBER 2021

Ella Jefferies ella.jefferies@coark.com 029 2034 6316

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 www.coark.com

Regulated by RICS

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