



7 - 9

Wyndham Arcade, Cardiff, CF10 1FH

Unit To Let - 1,633 sq. ft
GF Sales - 884 sq. ft.

**Located in the Historic
Wyndham Arcade of
Victorian Era Design**

- Quoting Rent £27,500 p.a.x
- Open Plan Retail Unit with Storage Space to First Floor
- Nearby Occupiers Include - Bill's, Waterloo Tea, Ask Italian, Havana House (The Bear Shop), Antics and PMT Music

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Summary

Rent	£27,500 per annum
Rates Payable	£9,694.50 per annum
Rateable Value	£17,250
Service Charge	£5,699 per annum
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D (80)

Description

The unit comprises an open plan ground floor shop, with ancillary accommodation to the first floor. In it's current layout, there is storage space, an office, kitchen and W/C to the first floor. The unit remains fitted out to a high specification from the previous tenant's use. Handover specification to be agreed.

Location

The property is situated within Wyndham Arcade, one of Cardiff's historic retail and leisure arcades, of Victorian Era design. The arcade entrances connect to Mill Lane at one end, and St Mary Street the other.

The unit is located towards the St Mary Street end, close to Kiwis Bar and PMT Music. Notable occupiers in the arcade include; Bill's Restaurant, Ask Italian, Waterloo Tea, Antics Models & Hobbies, The Bear Shop (Havana House) and Wyndham Cafeteria.

Accommodation

Floor plans can be sent upon request. Gross Frontage: 10.25 meters Net Frontage: 8.68m The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales Area	884	82.13
Ancillary - GF + FF	792	73.58

Terms

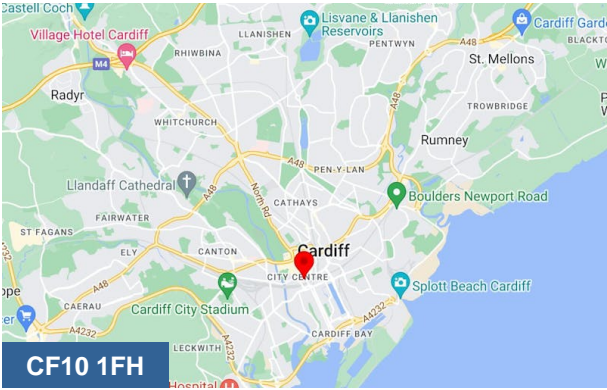
The unit is available by new lease, terms to be agreed.

Planning

The unit benefits from A1 planning consent. Other uses are considered, subject to planning.

Viewings

By appointment with sole letting agents Cooke & Arkwright.



Viewing & Further Information



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