



Unit 16 Principality Buildings, The Friary
Cardiff, CF10 3FA

Kiosk Unit To Let – 538 sq.ft.

538 sq ft
(49.98 sq m)

- Ground Floor Retail Unit
- Situated in a Prominent City Centre Building
- High Footfall
- Partially Fitted Out as a former Salon
- Alternative Uses May Be Considered, Subject to Planning

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Summary

Available Size	538 sq ft
Rent	£19,500 per annum
Rates Payable	£8,032 per annum Interested parties are advised to make their own enquiries with the Local Rating Authority
Rateable Value	£16,000
Service Charge	Service charge applicable
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (38)

Location

The Friary is a pedestrianised street that connects Cardiff's Civic Centre with Queen Street; one of the city centre's premier shopping destinations. A number of large offices are nearby, including an eclectic mix of retail, leisure and hotel operators, including; Principality Building Society, Superdrug, Boots, Roxy Lanes, Slug and Lettuce, Travelodge and the Hilton Hotel.

Description

A lock-up retail unit with direct access from The Friary. It boasts double glazing and is available to let as a partially fitted out former salon. Alternatively, the premises can be stripped back to shell, should that be the preferred handover condition.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	Size	sq m
Ground	Sales	484 sq ft	44.97
Ground	Ancillary	54 sq ft	5.02
Total			49.99

Viewings

Strictly by appointment with sole agents Cooke & Arkwright.

Terms

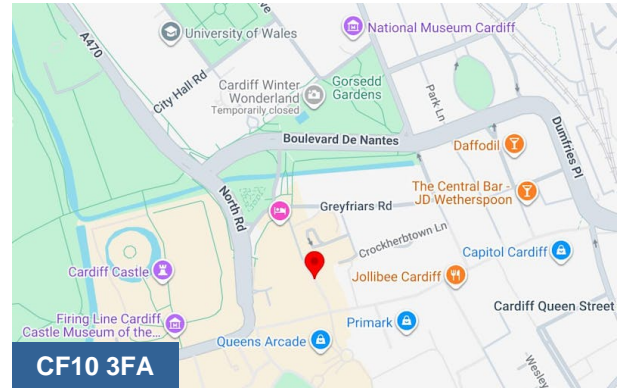
The premises is available to let on the basis of a new lease, for a term to be agreed, and is subject to a service charge.

Planning

We understand that the property benefits from A1 use however, other uses will be considered subject to landlord's approval and the tenant obtaining all necessary planning consents.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, the tenant will be required to provide satisfactory proof of identity at the point of agreement of heads of terms.



Viewing & Further Information



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