



## 30 Tudor Street

Riverside, Cardiff, CF11 6AH

### RETAIL TO LET

**850 sq ft**  
(78.97 sq m)

- Quoting Rent: £9,600 p.a.
- Great position on Tudor Street opposite bus stop
- Secure Unit - Roller Shutter at front.
- Walking Distance to Cardiff Central Station
- Current use A1, other uses considered subject to planning

# 30 Tudor Street, Riverside, Cardiff, CF11 6AH

## Summary

<b>Available Size</b>	850 sq ft
<b>Rent</b>	£9,600 per annum
<b>Rates Payable</b>	£4,467.80 per annum
<b>Rateable Value</b>	£8,900
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (78)

## Location

30 Tudor Street is located within the Riverside area, among a diverse retail mix including restaurants, convenience stores, and service-based occupiers. The unit benefits from a prominent position along a busy pedestrian route linking Riverside to Cardiff city centre. The property is situated directly opposite a bus stop, just one stop from Cardiff Central Station, with the train station approximately a three-minute walk away. The surrounding area is predominantly residential, with additional benefit derived from its proximity to the Central Square.

## Description

The property comprises a mid-terrace retail unit situated on Tudor Street, providing ground floor retail accommodation with ancillary space and staff facilities to the rear. The unit also benefits from rear access via a small service alleyway. The property has strong visibility along Tudor Street, with a bus stop located directly opposite.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	325	30.19
Ground - Ancillary	495	45.99
<b>Total</b>	<b>820</b>	<b>76.18</b>

## Terms

The property is available to let on the basis of a new lease on FRI terms.

## Planning

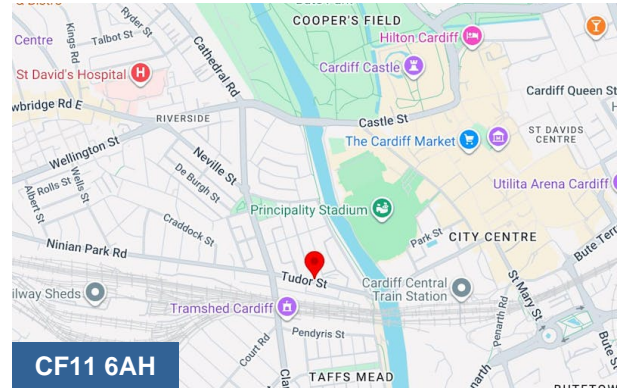
We understand that the property benefits from A1 use however other uses will be considered subject to the tenant obtaining all necessary planning consents.

## Anti-Money Laundering

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

## Viewings

Viewings are strictly by appointment with sole Agents Cooke & Arkwright.



## Viewing & Further Information



**Sebastian Branfield**

02920 346 315

seb.branfield@coark.com