



20 Newport Road

Cardiff, CF24 0DB

FORMER STARBUCKS PREMISES TO LET

1,318 sq ft
(122.45 sq m)

- Quoting Rent £25,000 pax.
- 1,318 sq ft corner unit.
- Current Use A1 - other uses considered STP.
- Short walking distance from Queen Street station and shopping area.
- Located opposite Cardiff University buildings.
- Adjacent occupiers include; OneStop & Lilo's Pasta.

Summary

Available Size	1,318 sq ft
Rent	£25,000 per annum
Rates Payable	£10,366 per annum
Rateable Value	£17,750
Service Charge	£7,055.67 per annum plus VAT. Additionally the insurance payable is £340.40 plus VAT.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (35)

Description

The unit available is a 1,318 sq ft unit located on the ground floor of Shand House and comprises an open plan cafe / sales area.

There is a rear loading area to the property which can be accessed via a shared service corridor to the unit.

Location

The unit is situated on the ground floor of Shand House which also includes student accommodation on the upper floors. The unit is situated opposite the University of Cardiff's School of Engineering and School of Computer Science & Informatics and is within a short walking distance to Cardiff University's main campus. The property occupies a prominent corner position on the junction that links Newport Road, Fitzalan Place and West Grove and is a short walk from Cardiff Queen Street station, which is Cardiff's second busiest train station.

Adjacent occupiers include One Stop and Lilo's Pasta, with other nearby occupiers including Easy Hotel's, Mercure Hotel and Domino's.

Terms

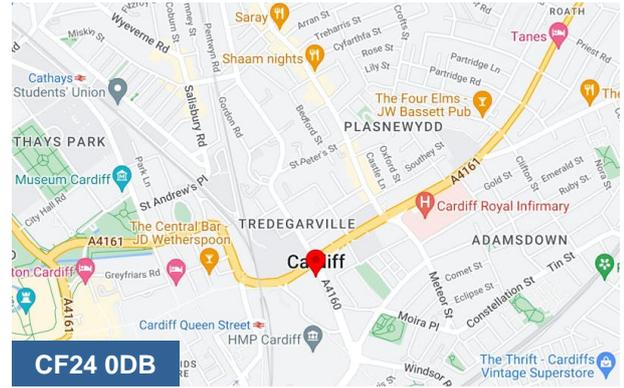
The property is available by a new lease for a term to be agreed.

Planning

The unit currently operates under A1 use. Other uses will be considered, subject to planning.

Viewings

By appointment with sole letting agents Cooke & Arkwright.



Viewing & Further Information



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