



11-13 Wyndham Arcade

Cardiff, CF10 1FH

Unit To Let
GF Sales - 784 sq.ft.

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

1,534 sq ft
(142.51 sq m)

- Quoting Rent £29,500 pax.
- Open Plan Retail Unit with Ancillary Space to First Floor
- Nearby Occupiers include - Waterloo Tea, Havana House, Bill's, Ask Italian and PMT Music
- Subject to Vacant Possession

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Summary

Available Size	1,534 sq ft
Rent	£29,500 per annum
Rates Payable	£9,975.50 per annum
Rateable Value	£17,750
Service Charge	£5,871 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (61)

Location

The property is situated within the 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 at the other.

The unit is located towards the St Mary Street entrance, close to Kiwis Bar and PMT Music. Notable occupiers in the arcade include; Waterloo Tea, Havana House, Bill's, Ask Italian and PMT Music.

Description

The unit comprises an open plan ground floor shop, with staircase to the first floor ancillary accommodation to the right hand side of the shop. There is a wc installed to the back right hand side of the ground floor sales area. First floor space benefits from high floor to ceiling height and kitchenette. The unit is open plan and ready for an incoming tenant's fit out. Handover specification to be agreed.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Floor Sales	784	72.84
1st - Floor Ancillary	725	67.35
1st - Floor Kitchenette	25	2.32
Total	1,534	142.51

Terms

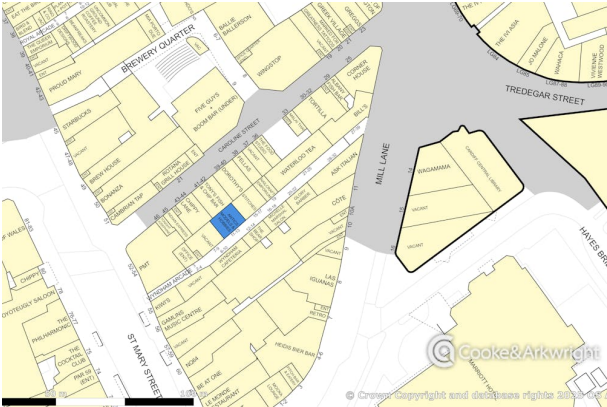
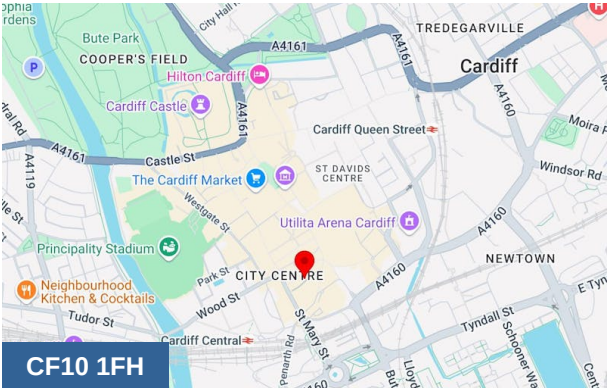
The unit is available by way of a new lease (subject to vacant possession), terms to be agreed. The landlord will gain vacant possession June 2025.

Planning

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

Viewings

By appointment with sole letting agents Cooke & Arkwright.



Viewing & Further Information



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