

FOR SALE

Investment

Prime retail unit located in the heart of Cardiff city centre

Sale

Offers in excess of £800,000 (Eight Hundred Thousand Pounds) reflecting a yield of 8.77%



Summary



Freehold



Prominent retail building at the junction of St John Street and Queen Street, both of which are pedestrianised



Single let to Blue Banana Retail Ltd on a new 10 year lease expiring on 6th November 2035 with a tenant only break in the 5th year (circa 4.5 years term certain)



Current total annual passing rent of £37,500 per annum with a fixed uplift to the full rent of £75,000 per annum from 7th March 2027. Vendor to top up to the fixed uplift from the point of sale

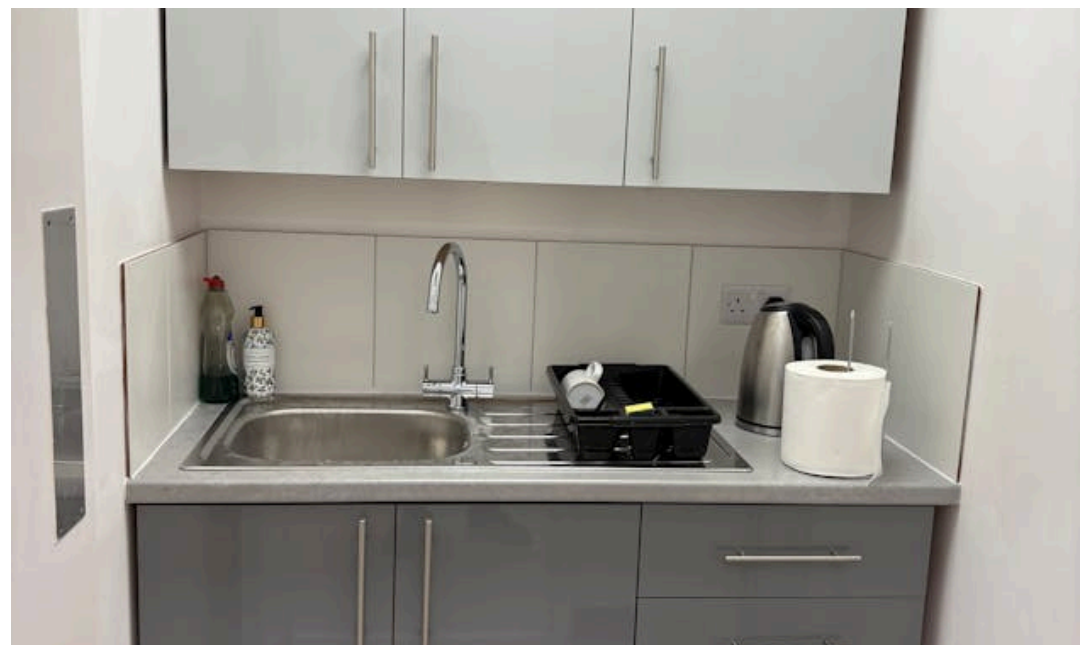


Totalling 4,084 sq ft NIA over basement, ground and two upper floors



Offers are invited in excess of £800,000 (Eight Hundred Thousand Pounds), subject to contract and exclusive of VAT. Pricing at this level reflects a net initial yield of 8.77% and a capital value of £190 psf

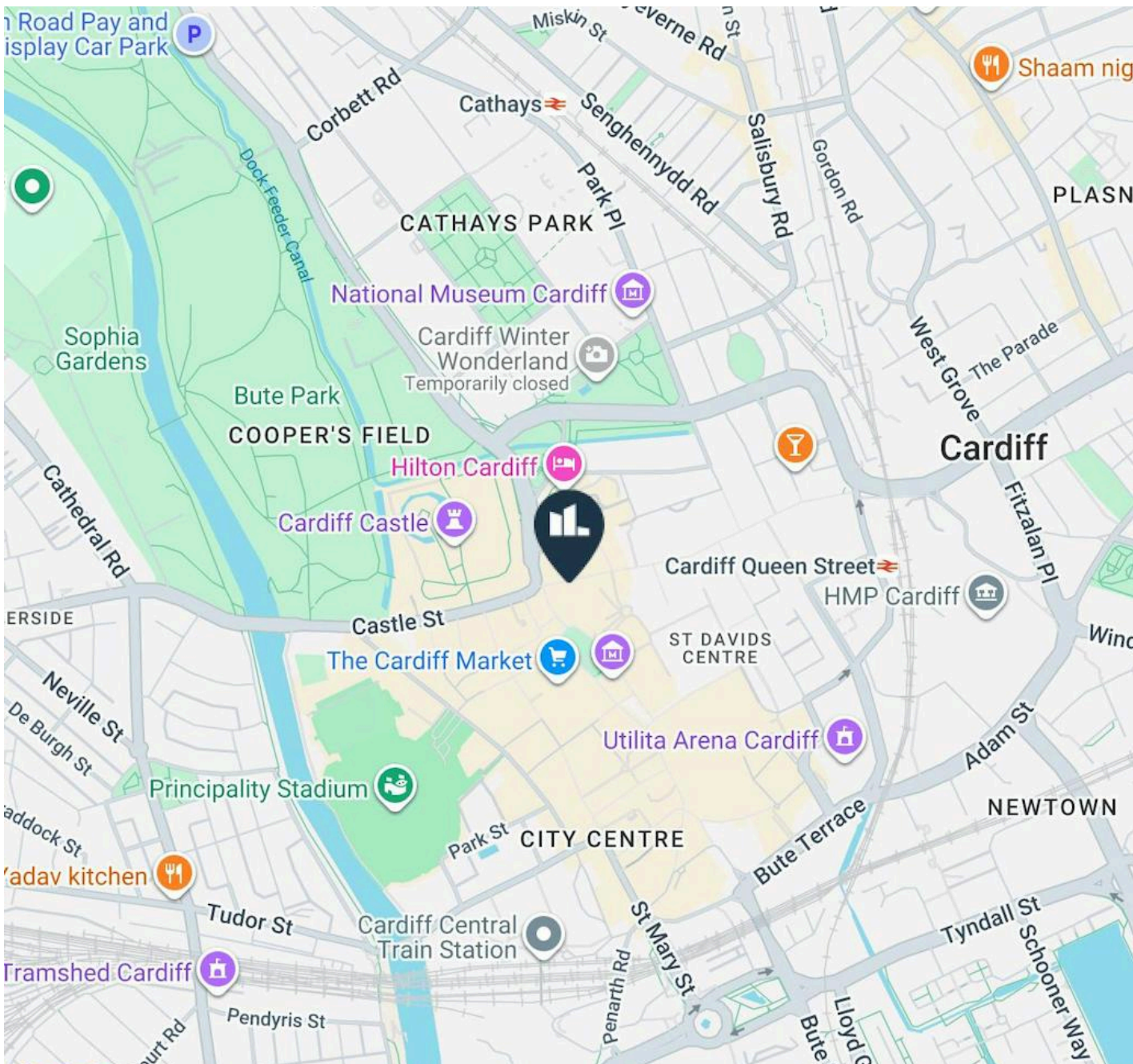




Tenancy Schedule - 8 Queen Street, Cardiff CF10 2BU

Tenant	GIA Area (Sq Ft)	NIA Area (Sq Ft)	Lease Start	Lease Expiry	Lease Break	Rent Review	Rent pa	Rent psf	Expiry (years)	Comments
Blue Banana Retail Limited	5,134	4,084	07/11/2025	06/11/2035	06/11/2030	06/11/2030	£75,000	£18.36	9.57	I. Current passing rent of £37,500 pa with fixed uplift to £75,000 pa from 07.03.2027. Vendor to top up to this level at point of sale. II. 5 yearly upwards only rent reviews to OMOV. III. Tenant only break option exercisable on 6 months' notice.
	5,134	4,084					£75,000			

The property is single let to Blue Banana Retail Ltd who are a national alternative clothing and footwear retailer who offer tattooing and piercing on-site. They have 17 stores located generally in the south west and the north west of England as well as south Wales, employing over 130 people. As of 2025, their balance sheet illustrates they have £2.5m in shareholder funds.



Location

The property occupies a mid-terrace position fronting Queen Street, Cardiff's prime pedestrianised retail destination. Queen Street benefits from exceptionally high footfall, drawing from both local residents and visitors as well as Cardiff's significant student population and is home to leading national retailers including M&S, Matalan, Boots, Next and JD Sports, with the St David's Shopping Centre (anchored by John Lewis) situated nearby.

The surrounding area has benefitted from major investment and regeneration, including the Central Square development (delivering over 1.5 million sq ft of new office, residential and leisure space adjacent to Cardiff Central Station) and the new Cardiff Bus Interchange, which together will further enhance connectivity and reinforce Cardiff city centre as the commercial and cultural capital of Wales.

The property benefits from excellent transport links, lying within a 5-minute walk of Queen Street Station, which provides regular rail services across South Wales, including Newport and the South Wales Valleys. Cardiff Central Station, the city's principal rail hub with direct connections to London Paddington, Bristol and Birmingham, is also within easy reach.

The property also enjoys strong road communications, with the A4232 and M4 motorway accessible in under 15 minutes, offering strategic links to Newport, Bristol and the wider South West. Numerous local bus routes serve the surrounding area, while cycle routes and pedestrian links provide further connectivity across the city. Cardiff Airport is located approximately 12 miles south-west, accessible both by road and direct rail link from Cardiff Central, offering a range of domestic and international flights.

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m
Basement	1,253	116.41
Ground	1,322	122.82
1st	852	79.15
2nd	657	61.04
Total	4,084	379.42

DESCRIPTION

8 Queen Street comprises an attractive mid-terraced, four storey building arranged over ground, basement and two upper floors. The property is configured to provide a prominent ground floor retail unit with extensive glazed frontage onto Queen Street, together with self-contained upper floor accommodation.

The ground floor retail unit benefits from strong visibility and branding opportunities in a high footfall location, with a sales area at the front with three tattoo and piercing studios to the rear as well as a staff kitchen. The upper parts offer accommodation suitable for a further utilisation as tattooing / piercing studios. Currently they are used as staff breakout areas, WC facilities and ancillary storage space. The basement provides further storage space and could be refurbished to provide further sales space.

PLANNING

The property is situated within the City of Cardiff Council local authority area and sits within the Queen Street Conservation Area, but it is not listed.

TENURE

The building is held freehold under title numbers WA986144. Copies of the title documents are available upon request.

EPC

The property has an EPC rating of D (80). Copies of the certificate are available upon request.

DATA ROOM

Please contact Tydus Real Estate for access to the data room.

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

Further Information



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