



Former WH Unit, Principality Buildings, The Friary

Cardiff, CF10 3FA

City Centre Retail Unit To Let - £50,000pax

2,147 sq ft
(199.46 sq m)

- Ground Floor Sales - 1,965 sq.ft.
- High Footfall
- 3 Phase Electricity Supply
- Nearby Operators - Principality Building Society, Boots, Roxy Lanes, Slug and Lettuce and the Hilton Hotel.
- Alternative Uses May Be Considered, Subject to Planning

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Summary

Available Size	2,147 sq ft
Rent	£50,000 per annum
Rates Payable	£24,598 per annum Interested parties are advised to make their own enquiries with the Local Rating Authority
Rateable Value	£49,000
Service Charge	Service charge applicable
VAT	VAT is payable to the rent
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The Friary connects Cardiff's Civic Centre with Queen Street; one of the city centre's premier shopping destinations. There are several large offices nearby, as is an eclectic mix of retail, leisure and hotel operators.

Description

A triple fronted lock-up retail unit on the pedestrianised The Friary. Its frontage is double glazed, and its interior is stripped back ready for a tenant's fit-out. The basement level houses staff amenities and customer toilets.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	Size	sq m
Ground	Sales	1,965 sq ft	182.55
Basement	-	182 sq ft	16.91
Total			199.46

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

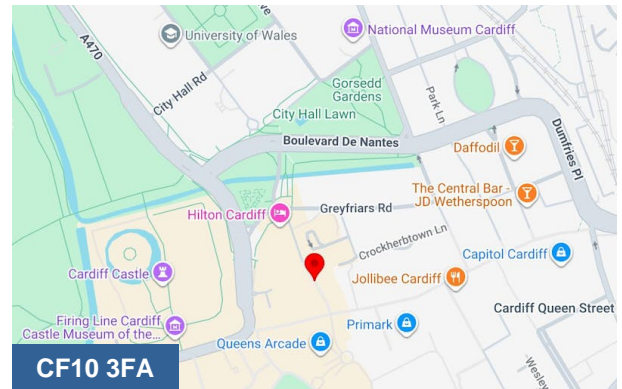
We understand that the property benefits from A1 use however, other uses will be considered subject to landlord's approval and the tenant obtaining all necessary planning consents.

Viewings

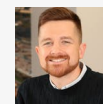
Strictly by appointment with sole agents Cooke & Arkwright.

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



Ben Davies

02920 346 311

ben.davies@coark.com



Nick Elliot

02920 346 316 | 07387 023 637

nick.elliott@coark.com