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TRANSPORT FOR WALES

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PROPERTY CONSULTANTS

**TO LET**

# Unit D, Cardiff Bus Interchange

Central Square, Cardiff, CF10 1EP

*Ground Floor Retail / Leisure Opportunity (1,786 sq. ft net approx.)*

Unit D

# Location

Cardiff Bus Interchange is located in the prestigious Central Square development in the heart of Wales's capital city. With Cardiff Central station a stone's throw from the Interchange, the area is a bustling transport hub with high pedestrian footfall.

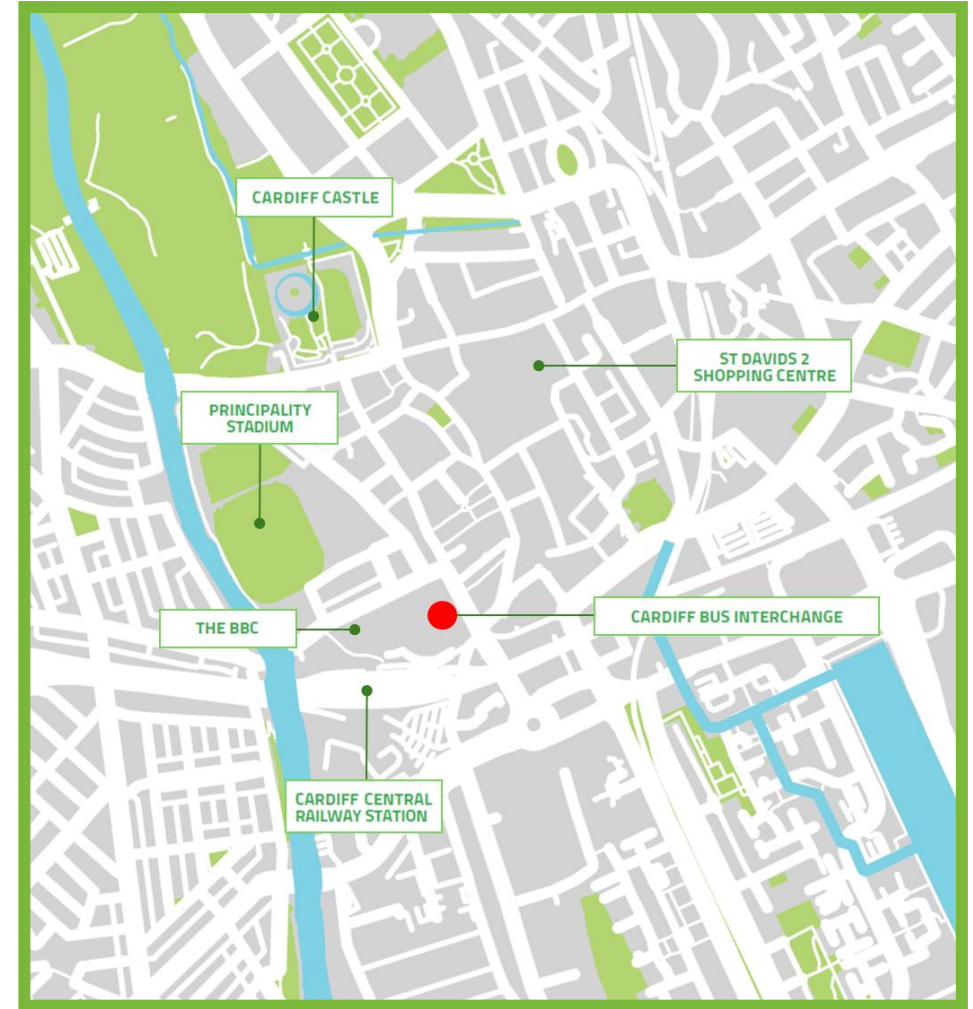
Some of the busiest and most attractive destinations are situated within walking distance of the site including St David's shopping centre, the Principality Stadium, Utilita Arena, Cardiff Castle and both Cardiff University and Cardiff Metropolitan University campuses.

A number of major office occupiers are also located in Central Square including the BBC, Hugh James, Legal & General and MotoNovo Finance.

The unit on offer is located on the ground floor of the Cardiff Bus Interchange, which is fully staffed and offers bus access across the city. Legal & General occupies approximately 100,000 sq ft of office space within the building, with the remainder comprising 318 private apartments. Starbucks are now trading within the Interchange, and two other units are under offer including a convenience store.



*\*This plan is for illustration purposes only, courtesy of Holder Mathias Architects*



# Accommodation

## Description

The property comprises a prominently positioned ground-floor unit, suitable for retail and leisure opportunities.

The unit is located near Cardiff Central railway station, with a number of large offices and businesses in close proximity, meaning pedestrian footfall in the area is significant.

We have been verbally advised that the Council has agreed to allow outdoor seating at the front of the property, further enhancing the potential of the space.

Area	Sq ft	Sq m
Unit D	1,786	166

## Service Charge

A service charge will be levied to cater for maintenance of the common area. Further information will be provided on application.

## Services

All units are fitted out with 63 amp three phase electrical supply, water supply and drainage points. There will be no gas supply to the property.

The Tenant will be responsible for the costs of the utilities used in connection with their unit.



# Planning | Rates | EPC | Terms

## Planning

We are verbally advised that the accommodation has planning consent for A1, A2 or A3 use but any occupier should make their own enquiries to the Planning Department of Cardiff Council [www.cardiff.gov.uk](http://www.cardiff.gov.uk).

## Business Rates

Interested parties should make their own enquiries to Cardiff Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate

The EPC Rating is C (58) and the full certificate can be provided on request.

## Terms

The units are being offered on a new lease for a term to be agreed. The lease will be excluded from the security of tenure provisions of the 1954 Landlord & Tenant Act. The lease will be subject to rent reviews every 3rd anniversary of the commencement date. The lease will not permit assignment or subletting. The lease will otherwise be on the Landlord's Standard Terms.

## Rent

Price upon application.

## Legal Costs

Each party is to be responsible for their own legal costs.

## References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

## AML

A successful tenant/purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

# Viewing Arrangements



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For further information or to arrange an inspection, please contact the agents:



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AK Ref: GD/101714    Date: September 2025    Subject to Contract



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### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.



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