

PRIME SHOP TO LET 95 QUEEN STREET CARDIFF

LOCATION

The premises occupy a prime location on Queen Street, Cardiff in close proximity to **Marks and Spencer** and **Next**. Other occupiers in the immediate vicinity include **Costa Coffee**, **Cornish Bakehouse**, **Specsavers** and **Card Factory**.

ACCOMMODATION

The premises provide the following areas and dimensions: -

Internal Width	4.99 m	16' 05"
Shop Depth	12.91 m	42' 04"
Ground Floor Sales	57.13 m ²	615 ft ²
Mezzanine Sales	52.19 m ²	561 ft ²
Basement	45.43 m ²	489 ft ²

LEASE

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed.

RENT

£50,000 pax.



BUSINESS RATES

Rateable Value	£48,500
UBR (2025/2026)	£0.562
Rates Payable	£16,354

Interested parties are advised to contact the Local Authority to verify these figures.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING & FURTHER INFORMATION

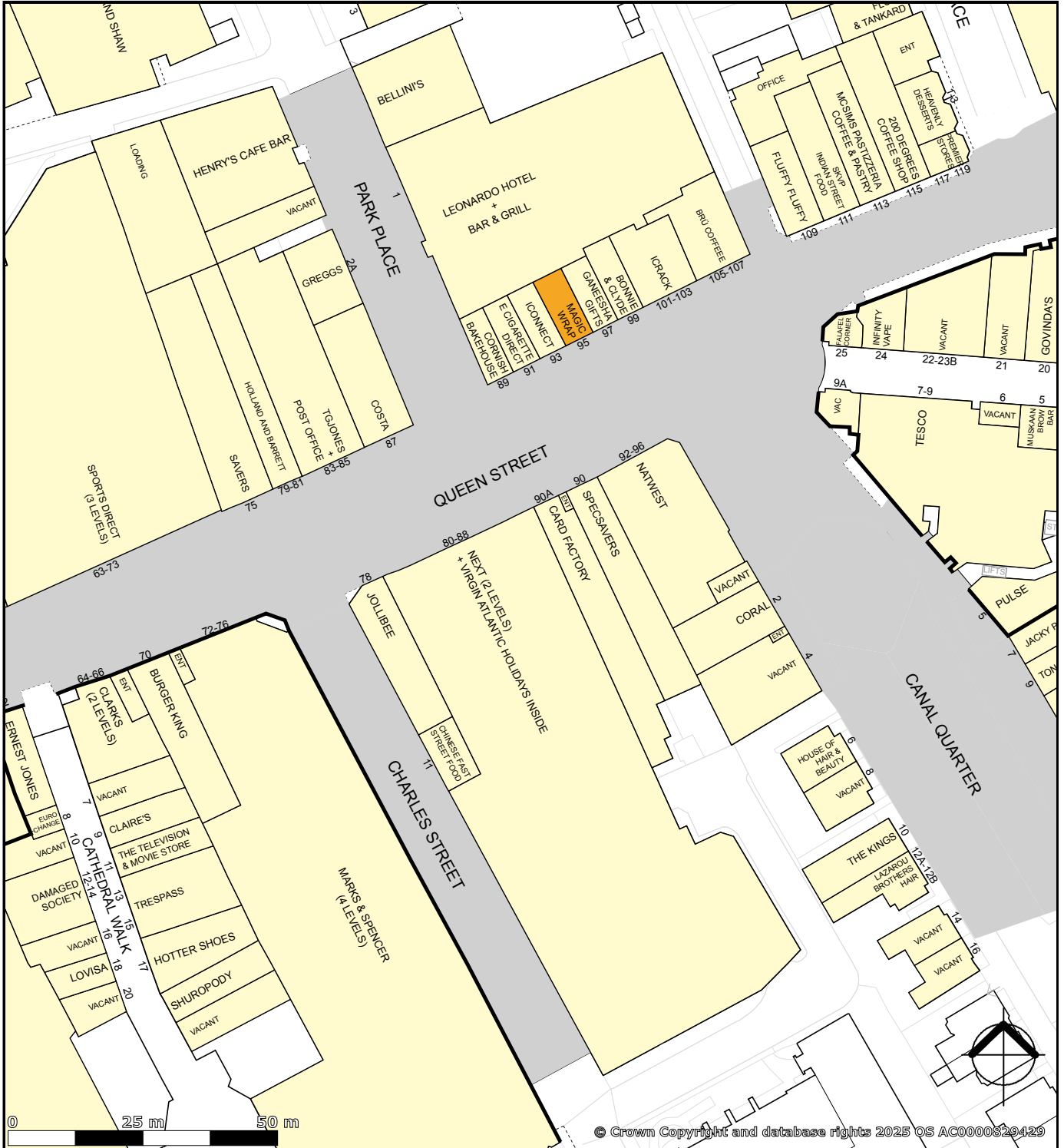
Strictly by prior appointment with the sole agents Calan Retail:

Andy Sturrock

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SUBJECT TO CONTRACT

95 queen street



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