

PRIME SHOPPING CENTRE SHOP

UNIT 38(8) - QUEENS ARCADE

TO LET

CARDIFF



LOCATION

The premises occupy a prime location in Queens Arcade, accessed directly from Prime Queen Street, in close proximity to **The Entertainer**, **F Hinds**, **Tim Horton**, **Greggs** and **Millies Cookies**. Other occupiers in the immediate vicinity include **Kutchenhaus**, **Rugby Heaven** and **Ryman**.

ACCOMMODATION

The premises provide the following areas and dimensions: -

Internal Width	6.84 m	22' 06"
Ground Floor Sales	87.42 m ²	941 ft ²
First Floor Ancillary	54.72 m ²	589 ft ²

LEASE

The premises are available on a new effective full repairing and insuring lease for a term of 5 years.

RENT

£15,000 pax.

BUSINESS RATES

Rateable Value	£40,250
UBR (2025/2026)	56.2p
Rates Payable	£13,573 pa

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

SERVICE CHARGE

Financial year 2025-2026 - £14,996 pa

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:

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SUBJECT TO CONTRACT

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Misrepresentation Act.

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