

CARDIFF, 111 QUEEN STREET



- **PROMINENT CLASS E UNIT TO LET**
- **EASTERN END OF QUEEN STREET**
- **WELL CONFIGURED ACCOMMODATION**

Location

The premises are situated in a prominent location at the eastern end of Queen Street, opposite the entrance to Capitol Shopping Centre.

Nearby occupiers include **200 Degrees Coffee, Poundland, Sainsburys, Caffe Nero, KFC, Creams, Fluffy Fluffy, Specsavers, Next, Costa, WH Smith, Tesco, JD Wetherspoon, Holland & Barrett, Sports Direct** and **Black Sheep Coffee**.

Description

The premises comprise a prominent Class E unit arranged over ground and first floors with a double height frontage. The unit itself is well configured with generous sales space at ground floor.

We estimate the following net internal areas:

Accommodation

Ground Floor	1,578 sq ft	146.6 sq m
First Floor	1,545 sq ft	143.5 sq m

Lease Terms

The premises are available on a new effective FRI lease for a term to be agreed.

Rent

Rental offers in excess of **£70,000 per annum** exclusive of other occupational costs are invited.

Business Rates

Rateable value (2024): £58,000

For business rating information please visit www.voa.gov.uk

EPC

An EPC is available upon request.

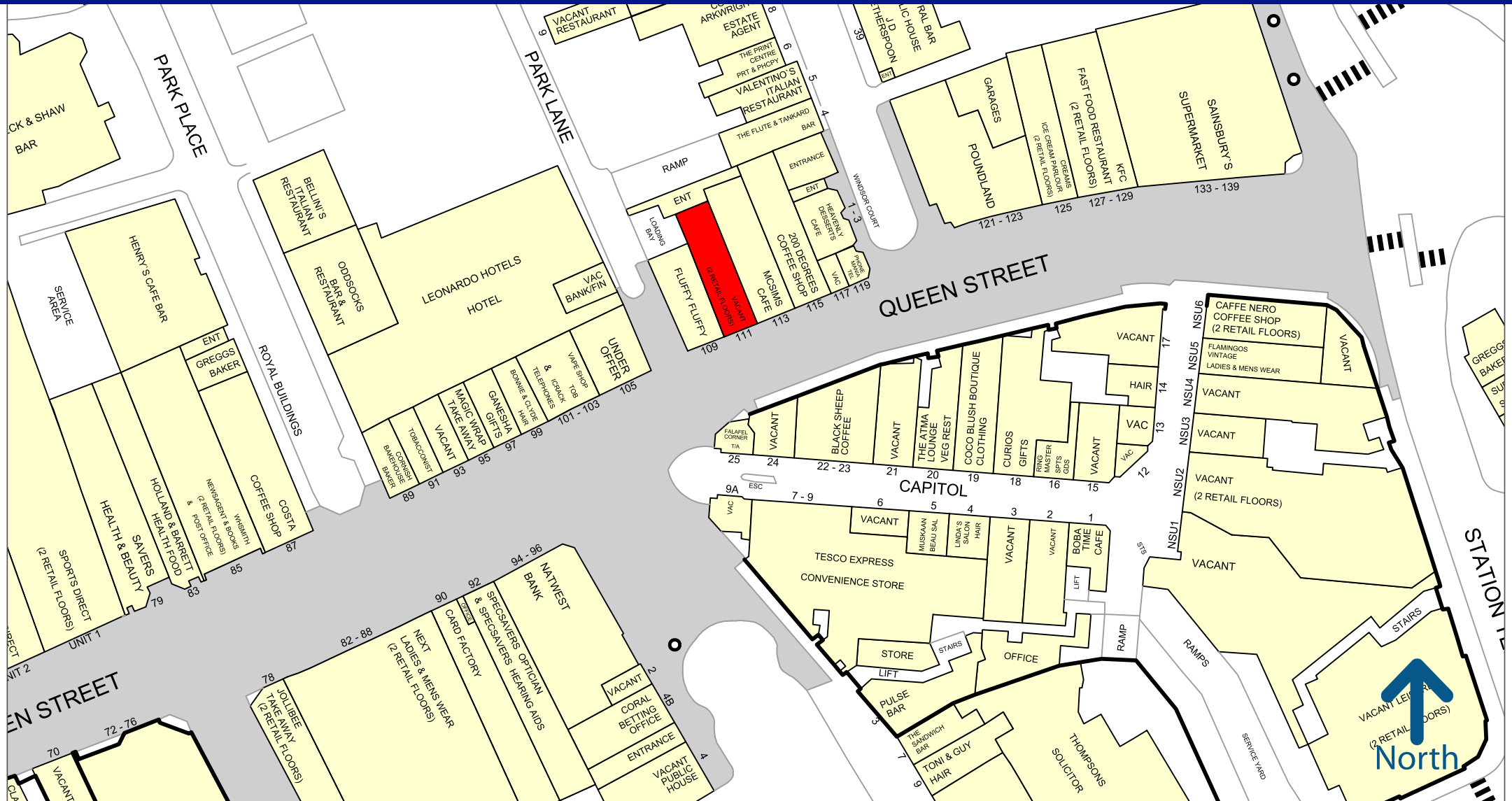
Legal Costs

Each party to pay their own legal costs.

Further Information:

Callum Mortimer
T 07714 145 932
E callum.mortimer@fourandco.uk

Andy Sturrock
T 07866916808
E andy.sturrock@calanretail.co.uk



The agent, for themselves and for the vendors or lessors of this property for whom they act, give notice, that; (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) the agent cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and any other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of the agent has any authority to make any representation or warranty or enter into any contract in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT; (v) the agent will not be liable, in negligence or otherwise, for any loss arising from use of these particulars. Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Anti-Money Laundering: In line with new Anti-Money Laundering legislation, Four & Co are obliged to verify the identity of all prospective tenant or purchaser upon agreement of a letting or sale. We will require an AML form to be completed by the proposed tenant or purchaser upon agreement of Heads of Terms.

SUBJECT TO CONTRACT. JUNE 2024