

# PROMINENT SHOP UNIT TO LET

## 15 Churchill Way, Cardiff

7-8 Conduit Street, London,  
W1S 2XF  
020 7182 7480  
[www.fawcettmead.co.uk](http://www.fawcettmead.co.uk)



Retail property expertise

- **Potential for subdivision.**
- **A1/A2/A3 use classes considered.**

### LOCATION

The subject property is situated in a prominent and busy location on Churchill Way, which is a bustling office, retail and bar location, just off the prime Queens Street retail pitch.

The unit sits below approximately 77,000 sq ft of offices. There are a number of loading bay and disabled parking spaces on Churchill Way and the multi storey Capitol Shopping Centre car park is directly behind.

Nearby operators include **Flannels**, **Toni&Guy**, **Tesco Metro**, **Pret a Manger** and **Jessops**.

### TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed.

### RENT

Offers in the region of £87,500 per annum exclusive of rates, service charge and VAT (if applicable).

### RATES

Rateable Value (17/18)                      £75,000

Interested parties should verify these figures with Cardiff Council on 029 2087 2087.

### ACCOMMODATION

We have measured the following approximate net internal floor areas:-

Ground Floor Sales: 310.97 sq m    3,346 sq ft  
Mezzanine Sales:        68.77 sq m     740 sq ft  
Mezzanine Ancillary: 102.60 sq m    1,104 sq ft

### EPC

An EPC has been commissioned and is available upon request.

### COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.



### INSPECTIONS

Viewing is strictly by appointment with:

**Vincent Morris**  
020 7182 7485  
[vincent@fawcettmead.co.uk](mailto:vincent@fawcettmead.co.uk)

**Craig Cawthorne**  
0117 973 2502  
[craig@fawcettmead.co.uk](mailto:craig@fawcettmead.co.uk)

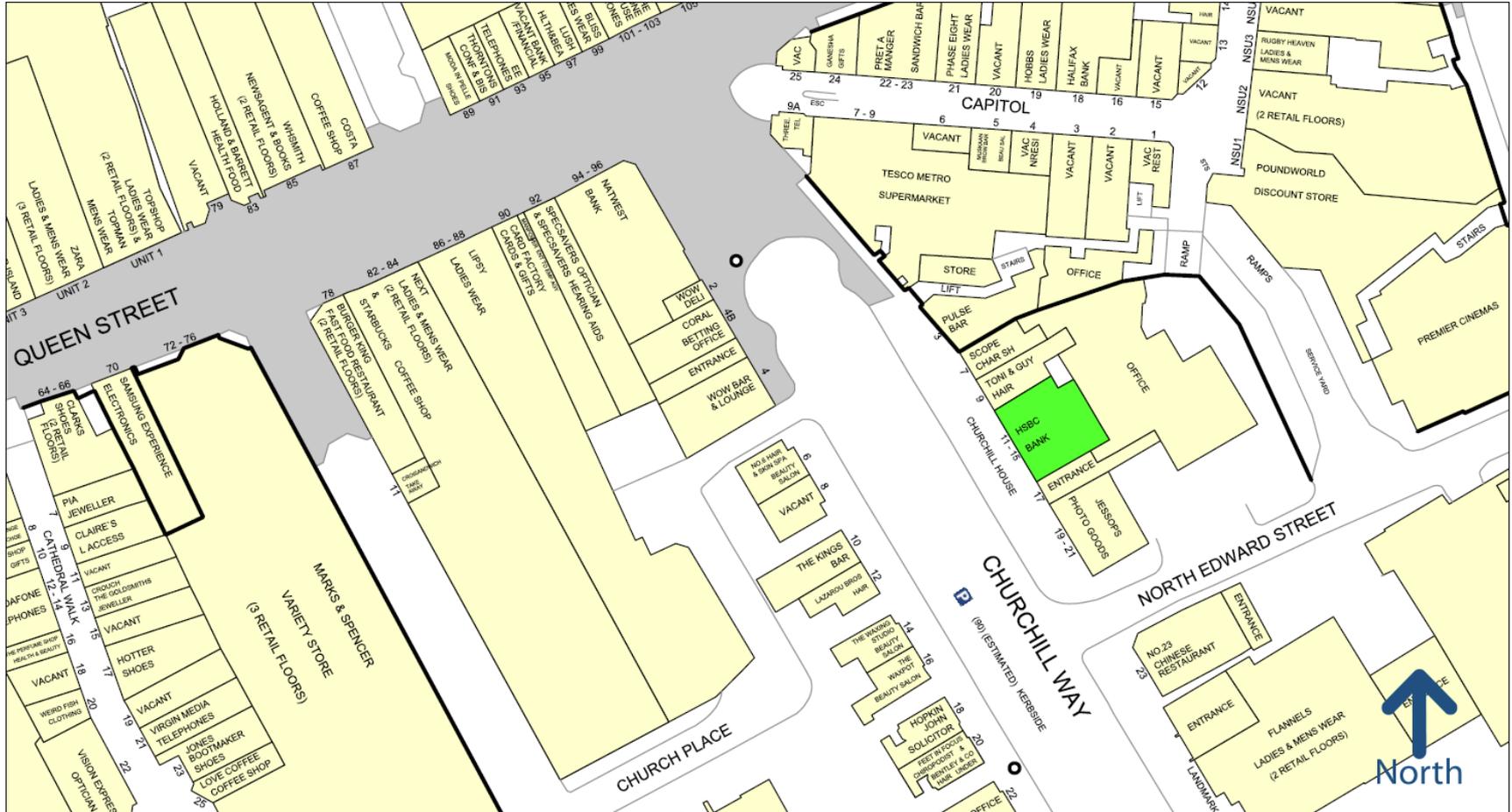
SUBJECT TO CONTRACT



Cardiff



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Experian Goad Plan Created: 20/04/2017

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