

PRIME RETAIL UNIT TO LET

79 Queen Street, Cardiff

7-8 Conduit Street, Mayfair,
London, W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

Subject to vacant possession

LOCATION

The unit is situated in a prime location on Queen Street, immediately adjacent to Topshop and Holland & Barrett.

Other retailers in close proximity include Next, WH Smith, Marks & Spencer, The Carphone Warehouse, Zara, and River Island.

RATES

Rateable Value (17/18) £206,000

Interested parties should verify these figures with Cardiff Council (Tel: 029 2087 2087).

TENURE

The premises are available on a new effective full repairing and insuring lease for a term of 10 years subject to 5 yearly upward only rent reviews.

RENT

On application.



ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Internal Width:	6.5 m	21'5"
Shop Depth:	35.6 m	117'
Ground Floor Sales:	353.5 sq m	3,804 sq ft
Ground Floor Anc:	153.6 sq m	1,653 sq ft

COSTS

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

INSPECTIONS

Viewing is strictly by appointment with:

Craig Cawthorne
020 7182 7498
craig@fawcettmead.co.uk

Or via our joint agent Calan Retail:
029 2053 7710

Subject to vacant possession & contract.



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