

alder king

PROPERTY CONSULTANTS

# Northgate House

Kingsway, Cardiff, CF10 3FG

**TO LET**

Retail unit – 1,808 sq ft (168 sq m) approx.

- A3 basement unit suitable for a mixture of uses, subject to planning
- Modern glass frontage
- Prominent roadside frontage with high footfall



# Location | Accommodation

## Location

The property is located in a prominent position along Kingsway/A4161 just off the pedestrianised Queen Street, opposite Cardiff Castle. Kingsway connects to North Road which provides accessibility to the A48 and A470, subsequently linking to the M4 Motorway at Junctions 29 and 32, respectively.

Cardiff Central train station is located 0.5 miles south and Cardiff Queen Street station is 0.5 miles east of the property.

The retail unit is surrounded by retail and restaurant/bar operators including Burger King, McDonald's, Pizza Hut and Poundland.

## Description

The property consists of a ground floor glazed entrance lobby off the main Kingsway high street leading to a spiral staircase providing access to the basement unit.

The basement area comprises open plan space with a storage room. Plumbing has been made available for a WC to be installed. Access is also provided from the lane at the rear of the property, via a trap door at street level.

Area	Sq ft	Sq m
Basement	1,808	168
<b>TOTAL</b>	<b>1,808</b>	<b>168</b>

## Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.



Promap Licence Number: OS AC0000813445

# Planning | Rates | EPC | Terms

## Planning

We are verbally advised that the accommodation has planning consent for A3 use but any occupier should make their own enquiries to the Planning Department of Cardiff Council [www.cardiff.gov.uk](http://www.cardiff.gov.uk)

Other uses will be considered, subject to obtaining the necessary planning consents.

## Business Rates

The rateable value has been assessed at £20,500. Thus, rates payable will be approx. £11,521 for 2024/25.

Interested parties should make their own enquiries to Cardiff Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate

The EPC Rating is D (84) and the full certificate can be provided on request.

## Terms

The unit is available to let on the basis of a new lease on full repairing and insuring terms for a term to be agreed.

## Rent

Quoting rent £27,500 per annum exclusive of VAT.

## Service Charge

The ingoing occupier will be responsible for a proportion of the service charge cost in maintaining the common parts of the building and the estate.

## Legal Costs

Each party is to be responsible for their own legal costs.

## References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

## AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



## Alder King Property Consultants

18 Park Place  
Cardiff  
CF10 3DQ

[www.alderking.com](http://www.alderking.com)

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**Date:** Sept 2024

**Subject to Contract**



## Owen Young

029 2038 1996

07974 186 482

[oyoung@alderking.com](mailto:oyoung@alderking.com)

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