

RETAIL UNIT TO LET

Cardiff

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PROPERTY CONSULTANTS



**FORMER GUITAR SHOP
SUITABLE FOR RETAIL /
OFFICES / LEISURE
SUBJECT TO PLANNING**

**Unit 2
3 West Bute Street
Cardiff
CF10 5EN**

**603 sq ft
(56.1 sq m) net approx**

Located in the heart of Cardiff
Bay
Can be combined with former
Tattoo Parlour adjacent



Unit 2, 3 West Bute Street, Cardiff, CF10 5EN.

Location

The property is situated on West Bute Street in the commercial heart of Cardiff Bay, and lies within close proximity to Mermaid Quay and the Wales Millennium Centre. Mermaid Quay offers a range of restaurant and leisure facilities, and can be found by a few minutes' walk to the south.

The subject property lies in close distance to all local amenities and is well served by public transport links to Cardiff City Centre by way of bus and train services.



Description

The property is set back from the pavement and protected by an overhanging archway. Internally, the floor is raised in part with step access and is fitted out as a guitar shop. The unit benefits from toilet facilities, and is predominately open plan with painted walls and strip lighting. We understand the unit has an alarm system in place which is currently disabled.

The former tattoo parlour adjacent is also available to let.

Quoting Rent

£8,000 per annum exclusive.

Accommodation

All measurements are approximate Net Internal Areas.

Area	Sq ft	Sq m
Retail Unit	603	56.1

Parking

One hour free road parking is directly outside the Property and around Mount Stuart Square.

Services

We are advised that all main services are connected to the premises and 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.

The service charge is currently being calculated.

Planning

We understand that the accommodation has planning consent for its current use, but all interested parties should make their own enquiries to the Planning Department of Cardiff Council. Tel: 029 2087 2087 or www.cardiff.gov.uk.

Lease

The accommodation is offered by way of a new full repairing and insuring lease.

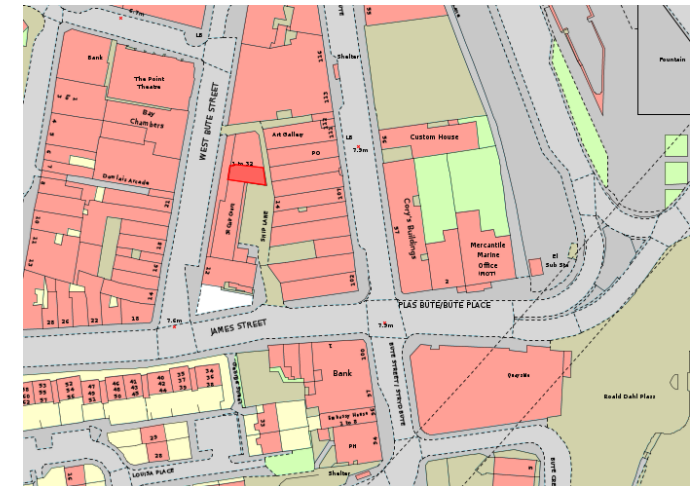
Legal Costs

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

Business Rates

The Rateable Value for this unit is £4,050 as at April 2010. This is predicted to reduce to £3,750 from 1st April 2017.

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.



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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 landlords' discretion.

Energy Performance Certificate

The energy performance certificate is D (99). The full certificate and recommendations can be provided on request.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

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



Subject to Contract

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Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Viewing Arrangements

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

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