emanueljones
chartered surveyors

# Queensgate South, Hemingway Road, Cardiff, CF10 4JY

## TO LET

**GROUND FLOOR RETAIL PREMISES**

3,900 sq ft (362.32 sq m)

+ Prominent location
+ 64 onsite car parking spaces
+ A3 planning use

029 2081 1581

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## LOCATION

The property occupies an excellent location adjacent to the Red Dragon Centre in Cardiff Bay and opposite Miller & Carter and Future Inns.

Other occupiers within close proximity include Hollywood Bowl, Grosvenor Casino, Simply Gym, Bella Italia,Cadwaladers, Cardiff Bay Tavern and Capital FM. The property is also within easy reach of Mermaid Quay and the Cardiff Bay Link Road.

## DESCRIPTION

The property is a detached single storey standalone unit with 64 car parking spaces adjacent. The property is a shell unit ready for tenant fitout.

## ACCOMMODATION

The property provides the following apporoximate area;

Ground Floor Sales Area 3,900 ft² | (362.32 m²)

There is an opportunity to split the unit into two units at approximately 1,650 sq ft each.

## LEASE

The property is available to lease by way of a new effective full repairing and insuring lease for a term of years to be agreed.

## BUSINESS RATES

We are informed that the rateable value of the property is £72,500. We understand that the rates payable for year ending March 2019 is **£38,135.**

Interested parties should rely on their own enquiries with the Local Authority.

## USE

We understand the property benefits from A3 planning use.

## ESTATE SERVICE CHARGE

The occupier is to contribute towards the estate service charge for the security and maintenance of the common parts of the estate. Further information is available on request.

## RENT

**£50,000** per annum exclusive.

On the basis of the unit being split, both would have an asking rent of **£30,000** per annum exclusive.

## VAT

All figures are exclusive of VAT where applicable.

## EPC

The property has an energy performance certificate within Band C. Further details on request.

## LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

## VIEWING

Strictly by appointment through joint agents Emanuel Jones and Calan Retail.


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Contact: Nick Golunski
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March 2019

# Queensgate South,
Hemingway Road, Cardiff, CF10 4JY


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