emanueljones

To Let

4a Church Street

Cardiff, CF10 1BG

474 sq ft (44.00 sq m)

- City centre location
- First floor
- Suitable for alternative uses, subject to planning

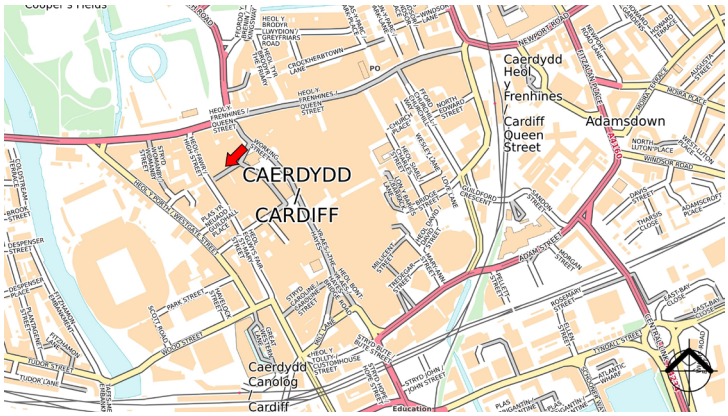
029 2081 1581

www.emanuel-jones.co.uk

Location

The property is located on Church Street in Cardiff City centre. A pedestrianised street, linking St Mary Street and Trinity Street, it has seen major improvements over the last few years with a number of national and local retailers opening. Notable surrounding occupiers include The Botanist, Honest Burger, Head of Steam and Fat Hippo. The property is situated close to St Marys Street between Co-Op Bank and Rosa's Thai.

Cardiff City Centre benefits from excellent access by road with a number of car parks serving the area. Access via public transport using either bus or rail is also readily available.



Description

The available accommodation comprises a first floor retail unit located above Café Citta. It offers open plan retail space that wraps around to the rear of the building at first floor level. The accommodation also provides a small kitchenette and WC to the rear.

Independent access is provided via Church Street.

Accommodation

The property comprises the following approximate areas:

Area	Area sq ft	Area sq m
First Floor	474	44.00

Use

We understand the property currently benefits from A1 planning use. Alternative uses may be suitable, subject to necessary consents.

Interested parties are advised to make their own enquirires with the local authority.

Lease Terms

The property is available by way of assignment of the existing lease.

Alternatively, the landlord may consider a new full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a quoting rent of **£10,000** per annum. This is inclusive of Service Charge.

Business Rates

The property has a rateable value of £7,200. It therefore qualifies for the Wales Small Business Rates Relief Scheme. Assuming an occupier qualifies, we understand the rates payable are £817.92.

Interested parties are advised to rely on their own enquiries with the relevant local authority.

EPC

The property has an EPC rating in band D (94).

A full copy of the certificate can be provided upon request.

VAT

The property has been elected for VAT and will be charged where applicable.

Legal Costs

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

Viewing

Strictly by appointment via sole agents Emanuel Jones:-

Contact: Carlo Piazza / Luca Piazza

Email: carlo@emanuel-jones.co.uk
luca@emanuel-jones.co.uk

Subject to Contract and Availability.

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contact. All descriptions, dimensions, reference to condition and nessessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satify themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.

Contact Us:
029 2081 1581