emanueljones

To Let

# Alliance House

## High Street, Cardiff, CF10 1PT

742 sq ft (68.93 sq m)

- Excellent city centre location
- D1 planning use. Suitable for other uses STP
- Quoting £25,000 per annum

029 2081 1581

www.emanuel-jones.co.uk

## Location

Cardiff is the capital city of Wales. It has an estimated population of 362,300 (2021 consensus) and is well known as one of the most successful and culturally prestigious cities in the UK.

Alliance House is situated on the corner of the city centres High Street and Quay Street. It is in close proximity to various retail and business centres such as St Davids 2 Shopping Centre, Queen Street and St Mary's Street.

The property has excellent public transport links, being within a short walk of Cardiff Central and Queen Street train station. The area is also serviced by various bus routes.

## Description

The unit forms part of Alliance House, a building that offers a mix of retail and office space. The unit itself comprises the ground floor and basement areas with access provided via Quay Street.

The unit benefits from good glazed frontage. The ground floor comprises retail / sales space. The basement is currently configured to provide a number of partitioned rooms. The unit also benefits from WC and kitchenette.

## Accommodation

The areas have been provided to us and comprise the following:

| Area | Area sq ft | Area sq m |
|---|---|---|
| Basement | 387 | 35.95 |
| Ground Floor | 355 | 32.98 |
| **Total** | **742** | **68.93** |

## Use

We understand the property currently benefits from D1 use. The property is suitable for alternative uses, subject to necessary consents.

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

## Lease Terms

The property is available by way of 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 **£25,000** per annum.

## Business Rates

To be confirmed

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

## EPC

To be confirmed.

## VAT

The property is not VAT elected.

## Legal Costs

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

## Anti-Money Laundering

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002, Emanuel Jones may be required to establish the identity and source of funds for all parties to property transactions.

## Viewing

Strictly by appointment via sole agents Emanuel Jones:-

**Contact:** Carlo Piazza / Rhys Williams

**Email:** carlo@emanuel-jones.co.uk
rhys@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**