

Retail Unit, 110 Bute Street,

Cardiff. CF10 5AD



Estate Agents and
Chartered Surveyors

Asking price

£16,000pax



Gross Floor Area
77.42 sq.m. (833 sq.ft.)

Retail Unit To Let

- On street frontage to a mixed use location
- Within close proximity to Cardiff Bay Waterfront, Millenium Centre and Welsh Assembly buildings
 - Former Post Office - Suitable for a variety of uses (subject to the necessary consents)
 - Basement/Storage Area available at an additional cost

Property Description

This former post office offers a mainly open plan retail space with 2 rooms separated off, plus basement storage area accessed from the rear of the building.

The ground floor accommodation benefits from pedestrian door access with disabled access ramp, remote electric security roller shutter, suspended ceilings with LED lighting, vinyl tiled flooring, Teapoint, WC Facility, gas central heating plus fire and security alarms.

The lower ground floor provides a storage area with WC Facility.

Tenure

Leasehold

Energy Efficiency Rating

D : 76

Floor Area Approx

77.42 sq.m. (833 sq.ft.)

Viewing

By appointment only

Location

The property occupies a prominent position on Bute Street, located close to Cardiff Bay Train Station approximately 1 mile south of the City Centre and within walking distance of the Cardiff Bay waterfront, the Welsh Assembly Buildings, Wales Millennium Centre, the Red Dragon Leisure Complex and Mermaid Quay with its' numerous bars and restaurants.

Cardiff Bay is a thriving business community and desirable residential area. It has good public transport links and there is swift access to the M4 at Junction 33 via the A4232 Link Road.

Accommodation

The accommodation briefly comprises:

Ground Floor Retail 77.42 sq.m. (833 sq.ft.)

Available at an additional cost -

Basement Storage 103.76 sq.m. (1,116 sq.ft.)

Tenure/Terms

The accommodation is available on an Effectively Full Repairing and Insuring basis for a flexible term of years to be negotiated.

Energy Performance Certificate

The subject property has an EPC rating of:

Energy Efficiency Rating D : 76

Copy certificate available on request.

Rateable Value

It is advised that interested parties make their own enquiries with the Commercial Rates Department on 029 20 871491/2.

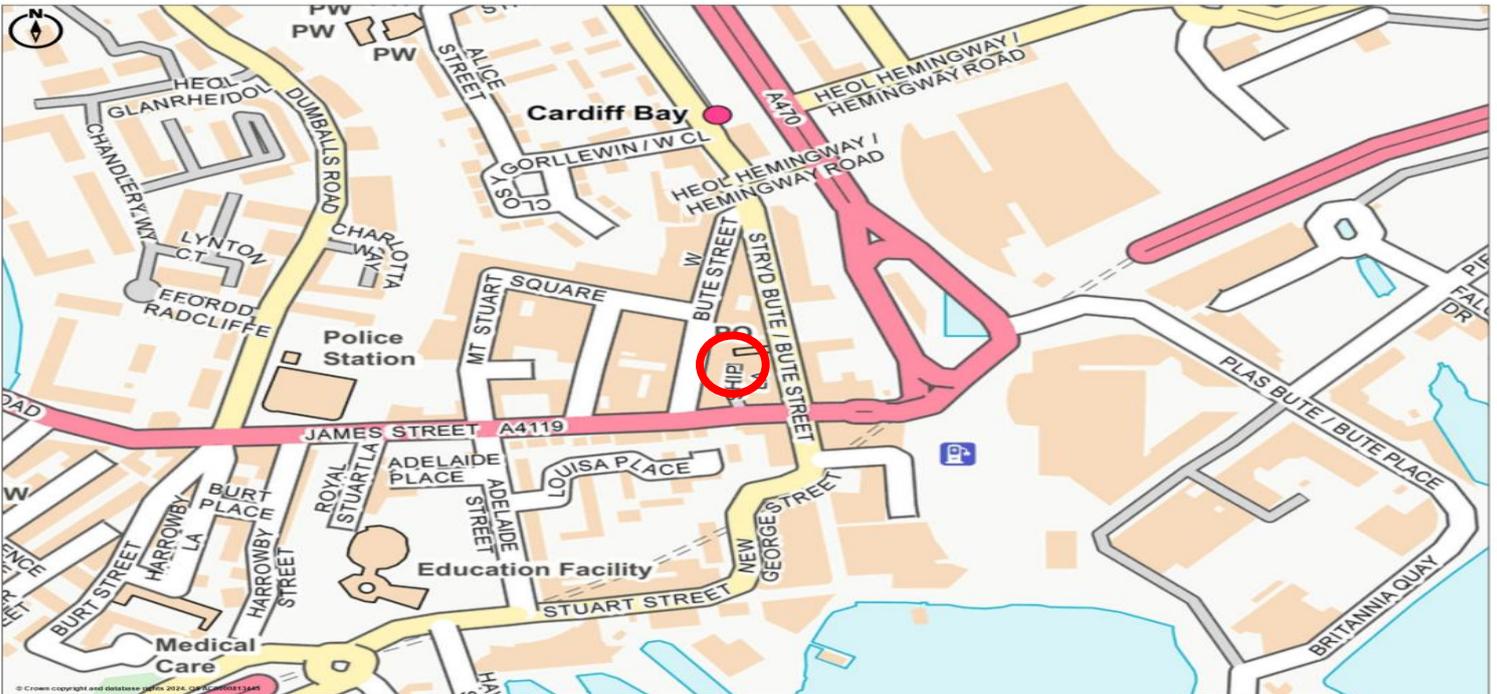
Legal Costs

Each party to bear their own legal costs incurred in the transaction.

VAT

All figures are quoted exclusive of V.A.T. where applicable.

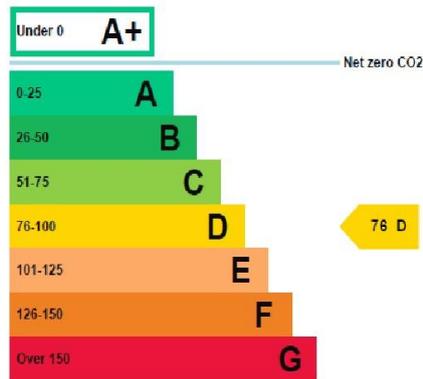
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