

# FLAGSHIP OPPORTUNITY, THE HAYES, CARDIFF



806.84 SQ M (8,695 SQ FT)



# CITY CENTRE, 100% PRIME ASPIRATIONAL RETAILING PITCH



## LOCATION

Cardiff is the capital of Wales and The Hayes provides the Regions 100% prime inspirational retailing pitch. The City is ranked Top Ten retail destination in the UK.

Retailers in the immediate vicinity include Hugo Boss, Michael Kors, Links of London, Fred Perry and Urban Outfitters. The unit is located immediately between Molton Brown and the new extended Jack Wills store.

The unit offers an extended frontage to The Hayes providing considerable prominence to the pitch.

## ACCOMMODATION

The property has the following approximate areas and dimensions:

Ground Floor		
Net Frontage	9.75 m	32'0"
Internal Width	10.06 m	33'0"
Sales Depth	22.86 m	75'0"
Net Sales Area	197.41 sq m	2,125 sq ft
Rear Store	19.42 sq m	209 sq ft

## SALES STAIRCASE TO:

First Floor	590 sq m	6,351 sq ft
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## RENT

On application.

## TENURE

The premises are available by way of a new full repairing and insuring lease by way of a service charge for a term of years to be agreed.

## SERVICE CHARGE

The Service Charge for the year 2017 is £14,181 pa.

## RATES

Rateable Value (2017) - £265,000

UBR (2017) - 0.499

Rates Payable - £132,235

## LEGAL COST

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## EPC

D : 92

## FOR FURTHER INFORMATION PLEASE CONTACT:

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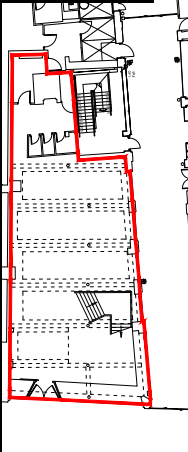
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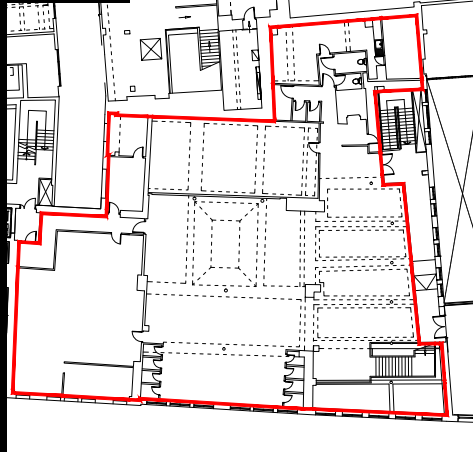
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GROUND FLOOR



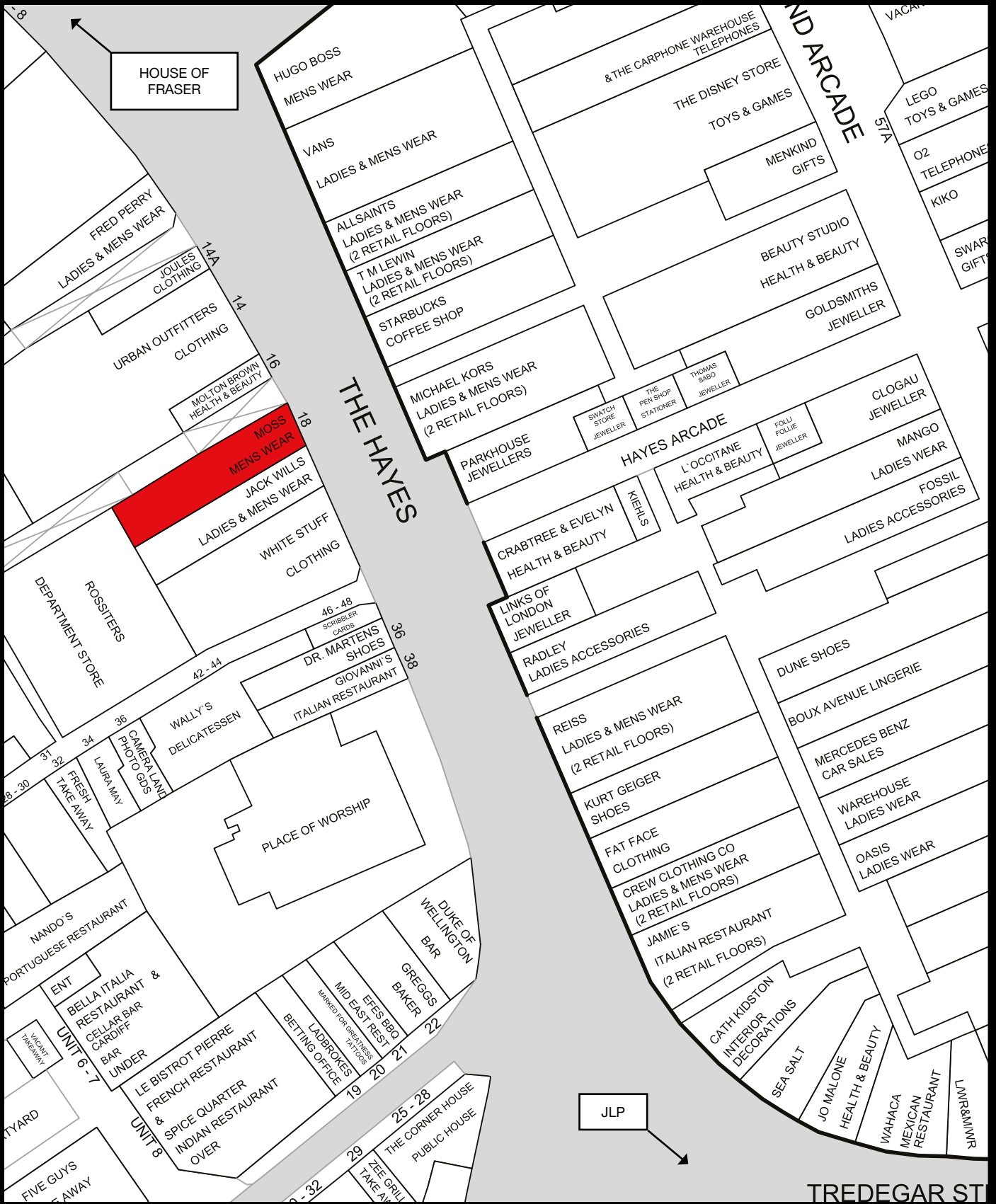
FIRST FLOOR



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