



## 7 Cathedral Walk

St David's Dewi Sant, Cardiff, CF10 2DS

**TO LET**

**PRIME SHOPPING CENTRE RETAIL UNIT**  
1,208 sq ft (112.23 sq m)

- + A1 planning use
- + Shopping centre location
- + £60,000 per annum

029 2081 1581

[www.emanuel-jones.co.uk](http://www.emanuel-jones.co.uk)

**LOCATION**

St David's Shopping Centre is one of the UK's premier shopping centres located in the heart of Cardiff. With a choice of over 180 retailers, the centre boasts an average footfall of over 36.8 million a year, one of the highest in the UK, a substantial student population of over 78,000 across three universities, plus an average dwell time of 101 minutes.

With over 1.4m sq ft of retail and leisure, St David's is anchored by the largest John Lewis outside London, plus a Debenhams, Primark and Marks & Spencer, and continues to attract retailers choosing the centre to make their Welsh debut.

7 Cathedral Walk is situated at the northern end of St Davids Centre close to the entrance facing Queen Street. Nearby occupiers include Clarks, Claire's Accessories and Ernest Jones jewellers.

**DESCRIPTION**

The available property comprises a ground floor retail unit with first floor ancillary storage and communal service area.

**ACCOMMODATION**

The property provides the following approximate areas;

Ground Floor	872 sq ft		(81.01 sq m)
First Floor	336 sq ft		(31.22 sq m)
<b>Total</b>	<b>1,208 sq ft</b>	<b> </b>	<b>(112.23 sq m)</b>

**LEASE TERMS**

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

**USE**

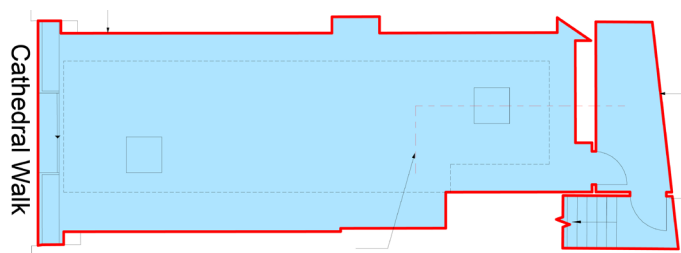
The property benefits from A1 planning use. There is potential for alternative uses subject to planning consent.

**VAT**

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

**SERVICE CHARGE**

The occupier will contribute a fair proportion towards the overall service charge of St Davids Shopping Centre. This is currently running at £6,461 per annum.



For illustrative purposes only

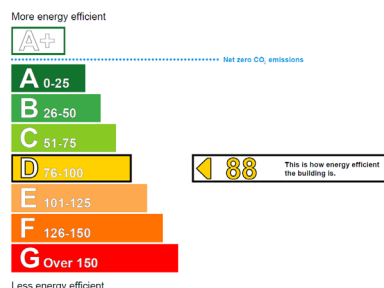
**RENT**

£60,000 per annum exclusive.

**BUSINESS RATES**

We are informed that the rateable value of the property is £77,500 resulting in the rates payable being £39,835 for the year ending March 31st 2019.

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

**EPC****LEGAL COSTS**

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

**VIEWING**

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Rhys Williams  
 Email: david@emanuel-jones.co.uk  
 rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



February 2019

**7 Cathedral Walk,**  
 St David's Dewi Sant, Cardiff, CF10 2DS

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