

HIRONS
MORGAN
& YAPP

PROPERTY ADVISORS & CONSULTANTS

Prime shop to Let



**4 St John Street
Cardiff**



(029) 20 388988



Location

The property is located on the pedestrianised St John Street with adjacent occupiers including Café Nero, Leeds Building Society, Santander, Freespirit and Burger King.

St John Street provides a busy link between Queen Street, St Davids Shopping Centre and St Mary Street.

Description

The property has a prominent frontage to St John Street and provides a well configured ground floor retail unit with a wc to the rear.

There are ancillary staff and storage facilities in the basement.

Accommodation

Gross frontage	6.7m	22ft
Net frontage	4.7m	15ft
Shop build depth	23.8m	78ft
Ground floor sales	124sqm	1336 sqft
Basement	92sqm	991 sqft

Rates

Rateable value £78000

Rates payable 2010/11 £31902

VAT

VAT is payable in addition.

Terms

A new effective full repairing and insuring lease.

Rent

£49500 per annum exclusive.

Legal costs

Each party will pay their own legal costs.

Further information and viewing

Contact Mark Hirons.

The particulars contained within this brochure are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted in these particulars may be subject to VAT in addition.



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