

COMMERCIAL

COMMERCIAL



TO LET

UPPER FLOORS, 8 ST JOHNS STREET, CARDIFF, CF10 1GJ

\* INCENTIVES AVAILABLE \*

#### LOCATION

Cardiff is the capital of Wales and the largest city in Wales with a population of 479,000\* along with Cardiff University - c.30,000 students.

The subject premises front pedestrianised St John Street in Cardiff city centre close to prime Queen Street, at its' junction close to Cardiff Castle and the entrances to the Queen's Arcade and St David's Shopping Centres.

The premises are above Coral and close to well-known occupiers to include TSB, Greggs, Starbucks and Greggs.

\*2011 Census

#### ACCOMMODATION

With it's own self-contained street level entrance, the approximate net internal floor areas are:

First Floor:	116.8 m <sup>2</sup>	(1,257 ft <sup>2</sup> )
Second Floor:	115 m <sup>2</sup>	(1,238 ft <sup>2</sup> )

#### CONTACT

Carter Jonas  
St Catherine's Court,  
Berkeley Place, Bristol, BS8 1BQ  
[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

Stuart Williams

0117 363 5693 | 0117 922 1222  
[stuart.williams@carterjonas.co.uk](mailto:stuart.williams@carterjonas.co.uk)

Timothy Edgell

0117 363 5702 | 0117 922 1222  
[timothy.edgell@carterjonas.co.uk](mailto:timothy.edgell@carterjonas.co.uk)

#### IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the

Carter  
Jonas

#### LEASE

A new full repairing and insuring lease is available for a term to be agreed

#### RENT

Offers in the region of £12,500 per annum, exclusive

#### USE

Permitted uses include hair & beauty and other uses within class A1, A2 or A3, subject to landlord's approval.

#### SERVICE CHARGE & INSURANCE

A service charge will be levied for the general upkeep, maintenance and management of the entire building on an as and when basis. The Landlord will insure the building and reclaim the premium from the tenant.

#### RATES

According to the Valuation Office website, the premises are assessed as follows:

1st & Pt 2nd Floor 8 St Johns Street	Rateable Value:	£12,500
2nd Floor Front, 8 St Johns Street	Rateable Value:	£3,650

Interested parties are advised to satisfy themselves that the above statement and assessment are correct and that this covers their intended business by referring to: <https://www.gov.uk/find-business-rates>

#### LEGAL COSTS

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

#### ENERGY PERFORMANCE CERTIFICATE

The entire premises are assessed as C (69)

#### VAT

All figures within these terms are exclusive of VAT where applicable.

#### VIEWING & FURTHER INFORMATION

Strictly via sole letting agents:

Timothy Edgell

[timothy.edgell@carterjonas.co.uk](mailto:timothy.edgell@carterjonas.co.uk) / 0117 363 5702 / 0117 922 1222 or

Stuart Williams

[stuart.williams@carterjonas.co.uk](mailto:stuart.williams@carterjonas.co.uk) / 0117 922 1222

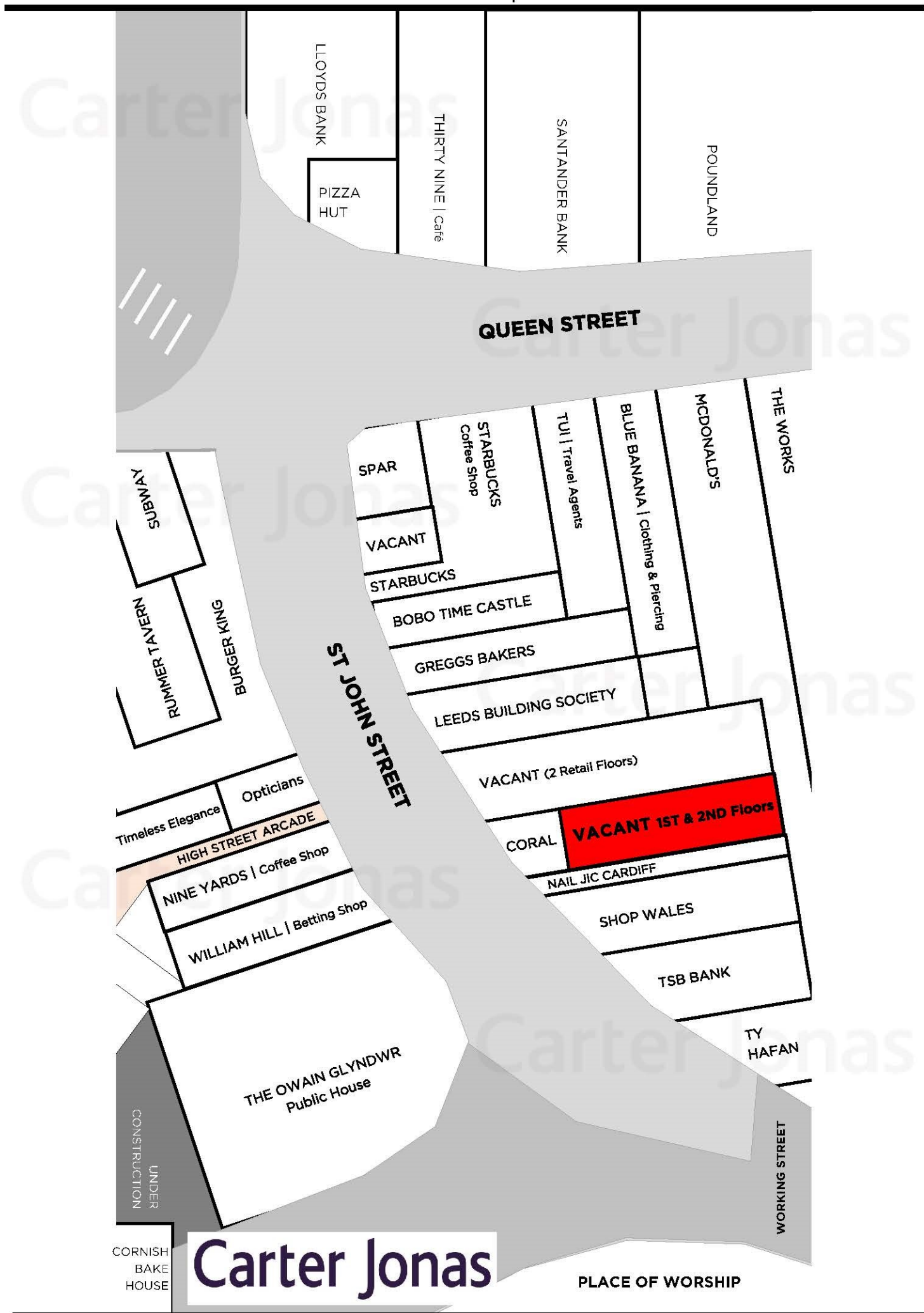
For details of all commercial properties marketed through this firm please visit: [carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)



**SUBJECT TO CONTRACT** October 2022

#### IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the



**Carter Jonas**

PLACE OF WORSHIP

*This street plan is for identification purposes only and is not to scale.*