

**Lots 17-20**

Lot 17 - £75,000 p.a.x  
Lot 18 - £160,000 p.a.x  
Lot 19 - £65,000 p.a.x  
Lot 20 - £21,000 p.a.x

105-107, 101-103, 99 and 97 Queen Street,  
**Cardiff CF10 2BG**

Prime Retail Parade comprising Four Units (to be offered individually)



# Tenancy and accommodation

## Lots 17-20

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 Lot 18 - £160,000 p.a.x  
 Lot 19 - £65,000 p.a.x  
 Lot 20 - £21,000 p.a.x

Lot	Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Breaks)
Lot 17	Unit 105/107	Ground Basement	Retail Ancillary	55.83 sq m (601 sq ft) 16.63 sq m (179 sq ft)	Q STREET PROPERTIES LIMITED t/a Parc Lane Restaurant	15 years from 10/02/2014 until 09/02/2029	£75,000	10/02/2019 – outstanding & 10/02/2024
Lot 18	Unit 101/103	Ground Mezzanine Basement	Retail Ancillary	120.68 sq m (1,299 sq ft) 60.94 sq m (656 sq ft) 47.85 sq m (515 sq ft)	THE CARPHONE WAREHOUSE LIMITED (1)	5 years from 10/10/2016 until 09/10/2021	£160,000	
Lot 19	Unit 99	Ground Mezzanine Basement	Retail Ancillary	59.27 sq m (638 sq ft) 59.09 sq m (636 sq ft) 8.83 sq m (95 sq ft)	FUSION GLOBAL MANAGEMENT LLP t/a Fusion Students (2)	3 years from 24/02/2017 until 23/02/2020 (3)	£65,000	24/02/2018
Lot 20	Unit 97	Ground Mezzanine Basement	Retail Ancillary	52.30 sq m (563 sq ft) 45.34 sq m (488 sq ft) 56.02 sq m (603 sq ft)	GIBBSWAY LIMITED t/a Mobile Hub	1 year from 02/10/2018 until 01/10/2019	£21,000 (4)	(Mutual rolling break subject to 4 weeks' notice)

(1) Carphone Warehouse is the UK's number one choice for connected technology and has over 950 stores nationwide (Source: dixonscarphone.com 17/06/2019).  
 (2) www.fusionstudents.co.uk.  
 (3) The tenant did not exercise their 2018 break option.  
 (4) The rent is inclusive of service charge and insurance.

### Key Details

- Comprises a retail parade of four retail units to be sold as separate lots
- Prime position on Cardiff's Queen Street
- Forms part of an iconic building also occupied by the flagship Jurys Inn Hotel
- Diagonally opposite The Capitol Shopping Centre
- Nearby occupiers include Marks & Spencer, Zara, Pret a Manger and Holland & Barrett

### On behalf of a Major PLC

#### Location

Miles: 45 miles west of Bristol  
 42 miles east of Swansea  
 Roads: A4161, A48, M4 (Junction 32)  
 Rail: Cardiff Queen Street  
 Cardiff Central Railway Station  
 Air: Cardiff Airport

#### Situation

The property is prominently situated in the heart of Cardiff's prime retail pitch, on the north side of the vibrant pedestrianised Queen Street. The property is located within close proximity of all three of the city's main shopping centres: Capitol Centre, Queens Arcade and St David's Centre. Nearby occupiers include Costa, WH Smith, Zara, Primark, Next, NatWest, Tesco Metro, Lush and The Jurys Inn Hotel.

#### Description

The property forms part of an attractive period building and comprises four ground floor retail units, all with basement ancillary accommodation and the majority of units with mezzanine retail floors. The Jurys Inn Hotel occupies the upper floors of the building, however this does not form part of the sale. The adjoining retail units 89, 91, 93 and 95 Queen Street are lots 34-37 in the catalogue.

#### Tenure

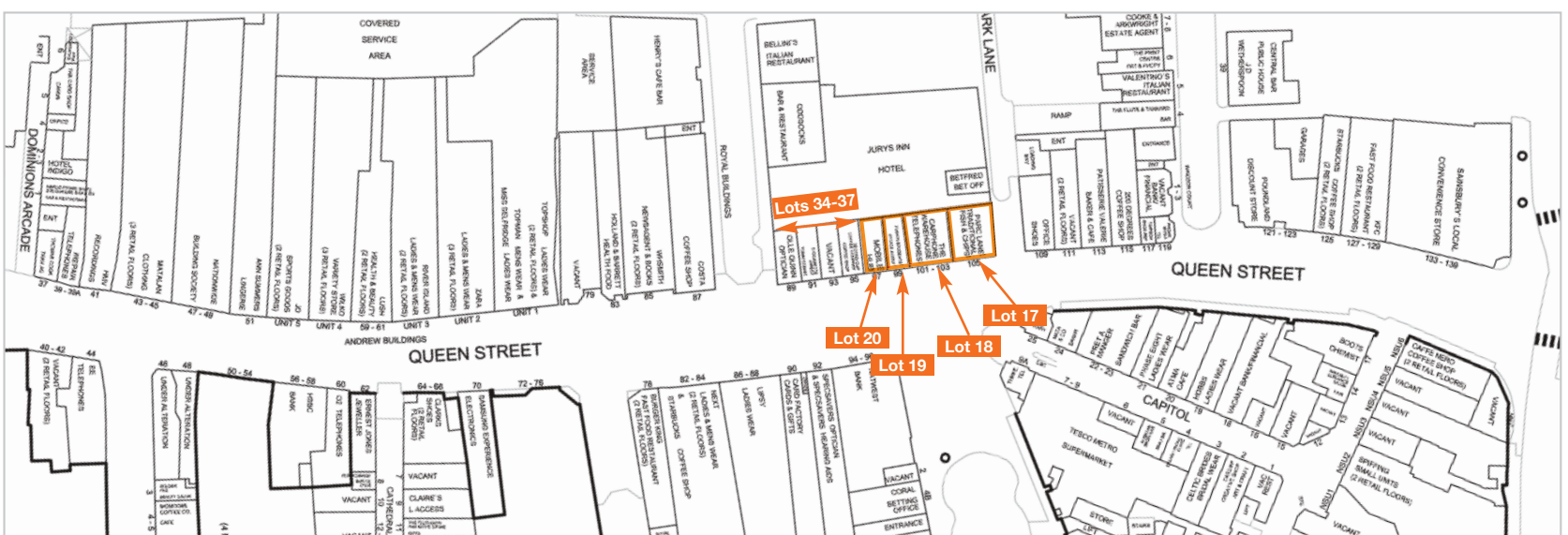
Virtual Freehold. Each lot is to be sold on a 999 year lease from 14/07/1978, less three days, at a peppercorn rent.

#### VAT

VAT is applicable to these lots.

#### Energy Performance Certificate

Available in the legal pack.



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