

Lots 34-37

Lot 34 - £46,000 p.a.x
Lot 35 - £65,000 p.a.x
Lot 36 - Vacant Possession
Lot 37 - £62,500 p.a.x

89, 91, 93 and 95 Queen Street,
Cardiff CF10 2BG

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



Tenancy and accommodation

Lots 34-37

Lot 34 - £46,000 p.a.x
 Lot 35 - £65,000 p.a.x
 Lot 36 - Vacant Possession
 Lot 37 - £62,500 p.a.x

Lot	Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Break)
Lot 34	Unit 89	Ground	Retail	57.14 sq m (615 sq ft)	OLLIE QUINN UK LIMITED t/a Ollie Quinn Opticians (1)	10 years from 25/08/2017 until 24/08/2027	£46,000 (1)	25/08/2022 (25/08/2023)
		Mezzanine	Retail	35.67 sq m (384 sq ft)				
		Basement	Ancillary	36.60 sq m (394 sq ft)				
Lot 35	Unit 91	Ground	Retail	59.46 sq m (640 sq ft)	GOWER ENTERPRISES (E-CIGARETTE) (2)	5 years from 19/07/2017 until 18/07/2022	£65,000	(19/07/2020)
		Basement	Ancillary	48.22 sq m (519 sq ft)				
Lot 36	Unit 93	Ground	Retail	52.21 sq m (562 sq ft)	VACANT (3)	-	-	-
		Mezzanine	Retail	14.45 sq m (134 sq ft)				
		Basement	Ancillary	51.75 sq m (557 sq ft)				
Lot 37	Unit 95	Ground	Retail	61.97 sq m (667 sq ft)	SWAIDCO LIMITED t/a Second Coffee Cup (4)	10 years from 17/06/2016 until 16/06/2026	£62,500	17/06/2021 (07/06/2024)
		Mezzanine	Retail	28.80 sq m (310 sq ft)				
		Basement	Ancillary	49.80 sq m (536 sq ft)				

- Ollie Quinn is a boutique eyewear company with 10 stores across the UK (Source: olliequinn.co.uk 17/06/2019). The contractual rent is £70,000 p.a.x. The tenant is currently benefitting from a reduced rent of £46,000 p.a.x. This agreement commenced on 01/09/2018 and is personal to the seller.
- E-Cigarette Direct was founded in 2008 and now has 20 stores throughout England and Wales (Source: ecigarette.co.uk 17/06/2019).
- Heads of Terms have been agreed for a 12 month licence (subject to mutual rolling break options). Please refer to the legal pack for further information.
- Second Coffee Cup was established in 1975 in Canada and has expanded globally to 33 countries (Source: mysecondcup.com).

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 adjacent retail units, 105-107, 101-103, 99 and 97 Queen Street are lots 17-20 in the catalogue.

Tenure

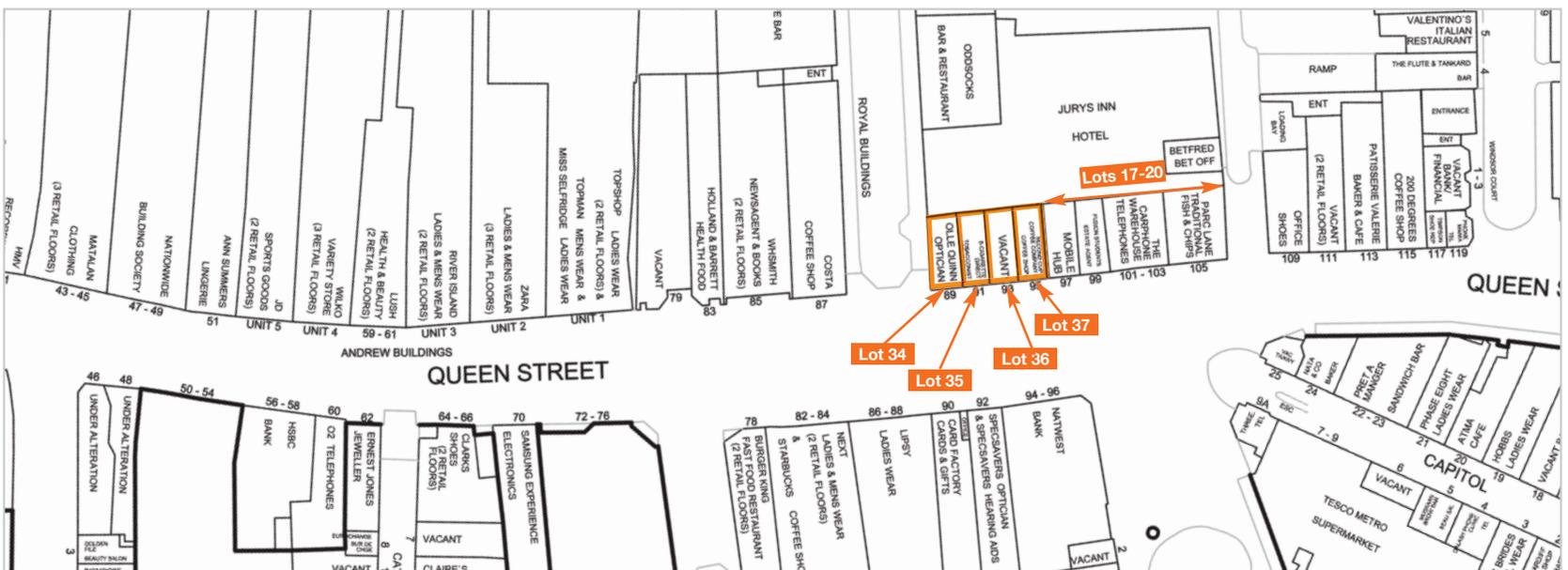
Virtual Freehold. Each lot is to be sold on a 999 year lease from 14/07/1978, less three days, at a peppercorn rent.

VAT

VAT is applicable to these lots.

Energy Performance Certificate

Available in the legal pack.



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