

**alder king**

PROPERTY CONSULTANTS

**TO LET**

# Retail / Leisure Unit

The Zenith, Herbert Street, Cardiff, CF10 4BZ

Prominent unit below student accommodation

2,057 sq ft approx.





# Location

The unit is located within the Capital Quarter landmark development, surrounded by over 1 million sq ft of newly developed offices, student and residential accommodation and within a short walk to the city centre and Cardiff Central Train Station.

Zenith student accommodation includes 674 rooms with a further 500 rooms across the road at Lumis, thus creating strong footfall. Nearby commercial occupiers include Geldards, WSP, Eversheds, HMRC and British Gas.

M4



6 miles north

St David's  
Shopping  
Centre

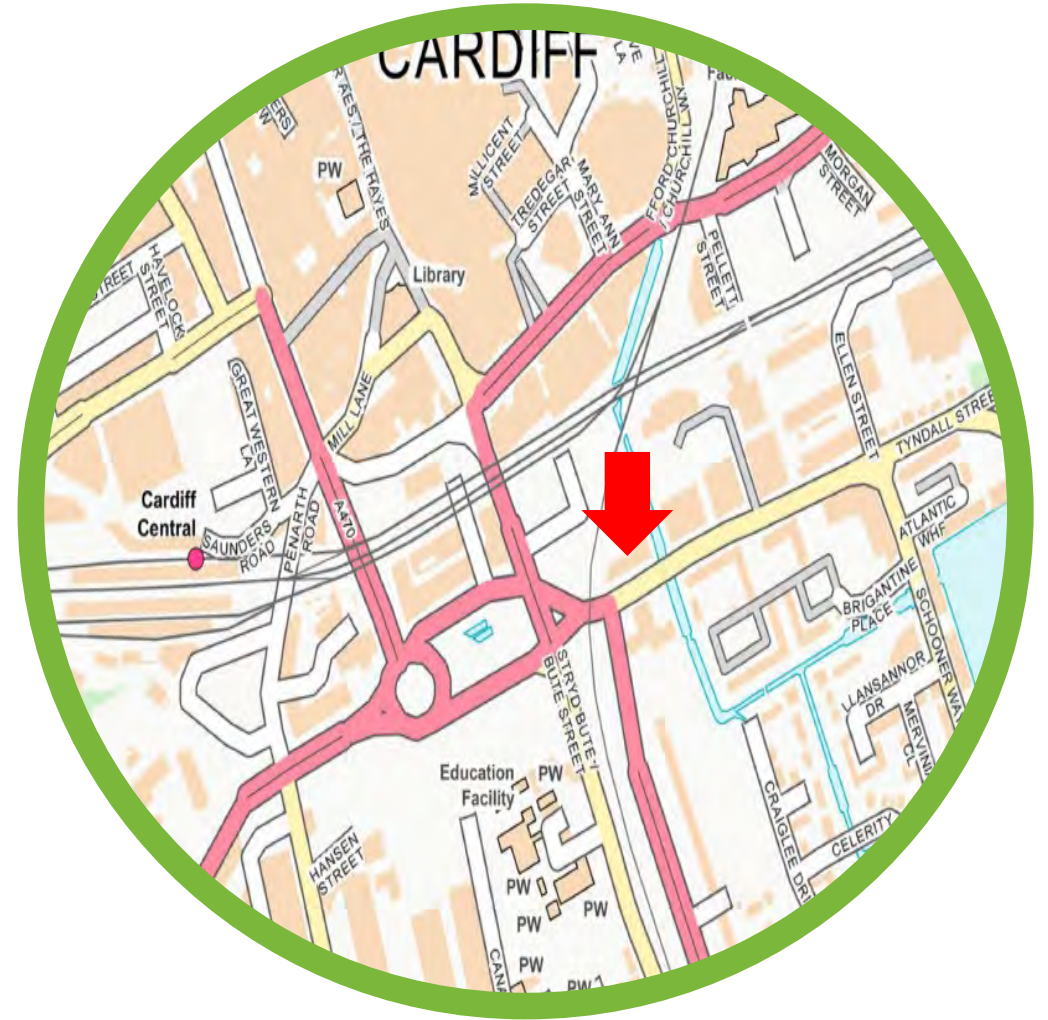


300  
metres

Cardiff  
Central



500  
metres



# Accommodation

## Description

Modern high quality retail / leisure unit on the ground floor directly below The Zenith student accommodation (674 rooms).

It directly fronts Herbert Street and benefits from a prominent position with glazed frontage. We understand it will be available in shell condition, suitable for a range of retail and leisure uses.

## Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Details of service charge to be confirmed

Area	Sq ft	Sq m
Unit 1	2,057	191.10
TOTAL	2,057	191.10

Retail



Leisure



Glazed shopfront



Prominent frontage



# Planning | Rates | EPC | Terms

## **Planning**

We are verbally advised that the accommodation has planning consent for retail and leisure use but any occupier should make their own enquiries to the Planning Department of Cardiff County Council.

Tel 02920 872087 or [www.cardiff.gov.uk](http://www.cardiff.gov.uk)

## **Business Rates**

Interested parties should make their own enquiries to Cardiff County Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. [www.voa.gov.uk](http://www.voa.gov.uk).

## **Energy Performance Certificate**

The EPC Rating is B(33)and the full certificate can be provided on request.

## **Code for Leasing**

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## **Lease**

The property is available on a new full repairing lease with terms to be negotiated.

## **Rent**

The property is offered to let at £51,500 per annum (approx. £25psf), exclusive of VAT.

## **Legal Costs**

Each party is to be responsible for their own legal costs.

## **Rental Deposits**

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## **VAT**

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

## **AML**

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



## Alder King Property Consultants

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**AK Ref:** OY/AK/97625

**Date:** January 2023

**Subject to Contract**



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## Important Notice

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### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

