

TO LET

4,933 SQ. FT. PROMINENT CITY CENTRE RETAIL UNIT

029 2037 8921 

fletchermorgan.co.uk 

25 Park Place, Cardiff CF10 3BA 



Unit 3/3A, Churchill House, Cardiff CF10 2HD





029 2037 8921

fletchermorgan.co.uk

@FletcherMorgan



/FletcherMorgan



25 Park Place Cardiff CF10 3BA

Location

The property is situated on Churchill Way in the heart of Cardiff City Centre. Cardiff benefits from excellent road and rail communications, The M4 motorway is 4 miles to the north, approximately 45 miles west of Bristol, and 42 miles east of Swansea.

The property is situated on the ground floor of Churchill House, a landmark office. The property is within proximity to the main shopping centres in Queen Street where St David's Shopping Centres are located. Queen Street includes occupiers such as **Marks & Spencers, Sainsbury's, Next, Boots and all major banks.**

Notable occupiers situated on Churchill Way include **Flannels, Toni & Guy, Tesco, Careers Wales, New Law and Premier Inn.**

Churchill Way is within the primary shopping district including a variety of cafes, bars and restaurants and offers excellent public transport links including Queen Street Train Station, nearby bus routes and also benefits from close proximity to car parking facilities.

Description

The retail unit consists of a showroom with ancillary storage / office to the rear. Suitable for a variety of uses including restaurant, coffee shop, café, gym or professional services – subject to planning.

Churchill House is situated alongside the new Canal Quarter Development, completed in 2024, the Canal Quarter is Cardiff's newest leisure destination, providing outdoor seating, green public spaces and outdoor performance area.

Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

Ground Floor	3,195 sq.ft.	 296.8 sq.m.
Mezzanine	1,738 sq.ft.	 161.5 sq.m.
TOTAL	4,933 sq.ft.	 458.3 sq.m.

Rates

The current Rateable Value of the property for the period 2025/26 is based on UBR multiplier of £0.568p. The Rates Payable for 2025/26 are as follows:

Rateable Value = £75,000

Rates Payable = £42,600

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Tenure

The subject property is available on a Full Repairing and Insuring basis.

Rent

£80,000 per annum exclusive

Energy Performance Certificate

C66

VAT

All figures quoted are exclusive of V.A.T. where applicable.

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.



Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

CONTACT

Matthew Jones

📞 029 2034 7054

📠 07968 769325

🌐 /MatthewJones

✉️ matthew.jones@fletchermorgan.co.uk



RICS

Fletcher Morgan and the Vendor / Landlord take no responsibility for any error, mis statement or omission in these particulars. Measurements are approximate and for guidance only.

These particulars do not constitute any offer or contract and neither Fletcher Morgan nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

05/04/2025

**Fletcher
Morgan**