

## PRIME HOTEL SITE CARDIFF

*ADJOINING THE NEW  
CARDIFF CITY FOOTBALL  
AND CARDIFF BLUES RUGBY STADIUM*



### LOCATION

Cardiff is the capital city of Wales and its Administrative Centre. The subject property forms part of a 100 acre site that has witnessed major redevelopment over the past few years, providing a new Stadium for Cardiff City Football Club and Cardiff Blues (which is due to be operational for the 2009/2010 season), a relocated Athletics Track and Capital Shopping Park where existing operators include Costco, ASDA, Next, JJB, Marks & Spencer, etc.

The entire development, and the subject property itself, benefit from excellent road communications, with the A4232 Peripheral Distributor Road linking it to the City Centre, some 1.5 miles to the east and Junction 33 of the M4 motorway, 7 miles to the north.

A location plan is attached.

### DESCRIPTION

The opportunity comprises a level site (currently occupied by the site offices for the contractors) immediately adjacent to the main entrance to the Stadium itself.

With appropriate design, the Hotel could benefit from visibility from the A4232 Peripheral Distributor Road.

### SITE AREA

The site comprises 2.2 acres (0.9 hectares).

### PLANNING

The site is included within the original outline application that was granted in December 2003 and allocated for hotel and leisure uses.

### TENURE

The site is to be offered by way of a long lease at a peppercorn rent for a term co-terminus with the 150 year lease on the stadium.

### PROPOSAL

Our clients are seeking premium offers for the benefit of the long leasehold interest.

### FURTHER INFORMATION

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**SUBJECT TO CONTRACT & AVAILABILITY**

