

ejhales 

**PRIME D2 LEISURE
UNIT TO LET**

**71/74 St Mary Street
Cardiff
CF10 1FA**



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28 Windsor Place • Cardiff • CF10 3SG

LOCATION

The subject property is located in a prime location on St Mary Street close to other operators including Be At One, Walkabout, Lloyds No 1, Brew House, Le Monde etc. The adjoining bar has just been let to Dirty Martini who are opening their first cocktail bar outside of London this autumn.

This site is strategically located within Cardiff City Centre being close to the Principality Millennium Stadium, the prime retail on the Hayes/St David's Centre and Central Square - Cardiff's highest profile office scheme and home to the BBC's new regional headquarters.

The property is identified on the attached Goad Plan.

ACCOMMODATION

The property benefits from a generous ground floor entrance leading down to a basement bar with existing mezzanine.

We are informed that the property has the following approximate gross internal areas:-

Basement	10,559 sqft	981m ²
Mezzanine	9,117 sqft	897m ²

TERMS

The property is available to let on a new lease, to be drawn on institutional terms and for a minimum period of 15 years incorporating 5 yearly upward only rent reviews.

RENTAL

£150,000 per annum exclusive.

SERVICE CHARGE

The property is subject to a service charge, the current estimate being approximately £13,000 per annum.

RATES

A single rating assessment covers both this unit and the ground floor bar above and is currently being separated.

PLANNING

Our verbal enquiries confirm that the property has an existing D2 planning consent.

LICENCING

The property benefits from an existing licence allowing the retail sale of alcohol for consumption on and off the premises Monday-Sunday 9 am - 2.30 am, a copy of which is available to interested parties.

EPC

This has been commissioned and is under preparation.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:
Phillip Morris • Tel: 029 2034 7104 • E-mail: pvm@ejhales.co.uk

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