



TO LET

**PROMINENT
RESTAURANT PREMISES**

TO LET

**Former
Riverside Restaurant
44 Tudor Street
Cardiff
CF11 6AH**

***BENEFITTING FROM
DRINKS & DANCE LICENCE
UNTIL 2 A.M.***



029 2037 8844 • www.ejhales.co.uk

28 Windsor Place • Cardiff • CF10 3SG

LOCATION

The property is located on a prominent corner of Tudor Street / Beauchamp Street, less than ½ of a mile from Cardiff City Centre. The property is within easy walking distance to the new Central Square development area, which will house the new BBC Headquarters.

ACCOMMODATION

The property is a substantial 3-storey building with the following accommodation:-

Ground Floor (with substantial enclosed yard area with rear access)	1,450 sqft
First Floor	1,450 sqft
Basement Wine / Beer Store & Storage	850 sqft

RENT

£32,500 per annum exclusive of rates

LEASE

The property is available on a new full repairing lease for a term of 15 years.

RATES

We are informed by the Rating Office that the property is assessed for rating purposes as follows:-

Rateable Value	£30,500
Rates Payable (2016/17)	£14,823

Interested parties are advised to verify the above based on potential alteration to ground floor only.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

EPC

An Energy Performance Certificate has been commissioned and will be available shortly.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment through the selling agents, E J Hales, contact:
Terry Melia • Tel: **029 2034 7101** • Email: **terry@ejhales.co.uk**

E J Hales and the Vendor 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 E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

