



PRIME LARGE BAR

Greyfriars Road
Cardiff
CF10 3AD

TO LET



029 2037 8844 • www.ejhailes.co.uk

28 Windsor Place • Cardiff • CF10 3SG

LOCATION

The property is located on the eastern side of Cardiff on Greyfriars Road which runs parallel to the city's prime retail thoroughfare, Queen Street. The property is surrounded by other leisure attractions including Hilton Hotel, Park Plaza Hotel, Jury's Hotel, New Theatre, Pryzm, Tiger Tiger, Slug & Lettuce, Yates, Revolution de Cuba etc.

The location is convenient for nearby shoppers, office workers and students alike.

A location plan is attached.

ACCOMMODATION

The property benefits from extensive existing fit out and affords the following areas:-

Ground Floor GIA	10,500 sqft
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LEASE TERMS

The subject property is offered on the basis of a new full repairing and insuring lease for a minimum term of 15 years and incorporating 5 yearly upward only rent reviews.

RENT

On application.

RATES

Rateable Value	£161,700.00
Rates Payable (2021/22)	£ 86,509.50

Due to Covid-19, all retail, leisure and hospitality businesses in Wales occupying properties with a rateable value of £500,000 or less will receive 100% non-domestic rates relief for the financial year 2021/22. Please discuss with the local authority to check whether you are eligible for any rates relief.

PLANNING & LICENSING

We are informed that the property benefits from an existing Class A3 planning consent and that the property has a licence on retention with the following hours 09.00 to 03.00 Sunday to Mondays.

EPC

Energy Performance Rating – to be assessed.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

LEGAL COSTS

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

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, E J Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

VIEWING

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

