

**ejhales** 

**TO LET**

**A3 RESTAURANT**

**56 St Mary Street  
Cardiff  
CF10 1FE**



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28 Windsor Place • Cardiff • CF10 3SG

## LOCATION

The subject property is located in a prime position on St Mary Street close to established occupiers including The Philharmonic, Be at One, Le Monde, Walkabout and Dirty Martini.

The subject property is located within Cardiff City Centre, being close to the Principality Stadium, the prime retail pitch of The Hayes, St David's Centre and Central Square – Cardiff's highest profile office scheme and home to the new BBC HQ.

## ACCOMMODATION

The property benefits from a large ground floor sales area with further sales at first floor and office / ancillary at second floor.

The property affords the following approximate gross internal areas:-

Ground Floor	3,595 sqft	334 sqm
First Floor	3,175 sqft	295 sqm
Second Floor	3,283 sqft	305 sqm
Basement	1,292 sqft	120 sqm

## LEASE TERMS

The property is available to let on a new lease with terms to be agreed.

## RENT

Upon Application.

## RATES

From our enquiries of the Local Rating Authority we understand that the property has been assessed for rates as follows:-

Rateable Value	£35,500
Rates Payable (2019/20)	£18,247

Interested parties are advised to verify the above figures .

## PLANNING

The property benefits from A3 Restaurant Consent. A copy of the decision notice is available on request.

## VAT

All figures quoted are strictly exclusive of VAT where applicable.

## EPC

A copy of the Energy Performance Certificate is available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## 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:  
Owen Cahill • Tel: 029 2034 7111 • E-mail: [owen@ejhales.co.uk](mailto:owen@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.

