ejhales

TO LET

STUNNING WATERSIDE UNIT
A3 CAFÉ / RESTAURANT

ADJACENT TO TESCO one stop

THE WHARF
CARDIFF BAY
CF10 4EE

029 2037 8844 • www.ejhales.co.uk @ej_hales 28 Windsor Place • Cardiff • CF10 3SG

LOCATION
The property is prominently located on Atlantic Wharf, which lies midway between the City Centre and Cardiff Bay.

DESCRIPTION
The unit forms part of a new residential development by Cadwyn Housing Association, which offers a mix of private and rented units.

The unit has impressive views over the Atlantic Dock.

ACCOMMODATION

Leisure Unit	1,665 sqft	155 sqm
Outside Seating Area Overlooking Water	3,225 sqft	360 sqm

TERMS
The unit is available on a new lease for a term of 10 years.

RENT
£29,500 per annum exclusive.

PLANNING
The unit benefits from Class A3 planning consent.

RATES
To be assessed.

Please discuss with the Local Authority to check whether you are eligible for any rates relief.

EPC
A copy of the Energy Performance Certificate is available on request.

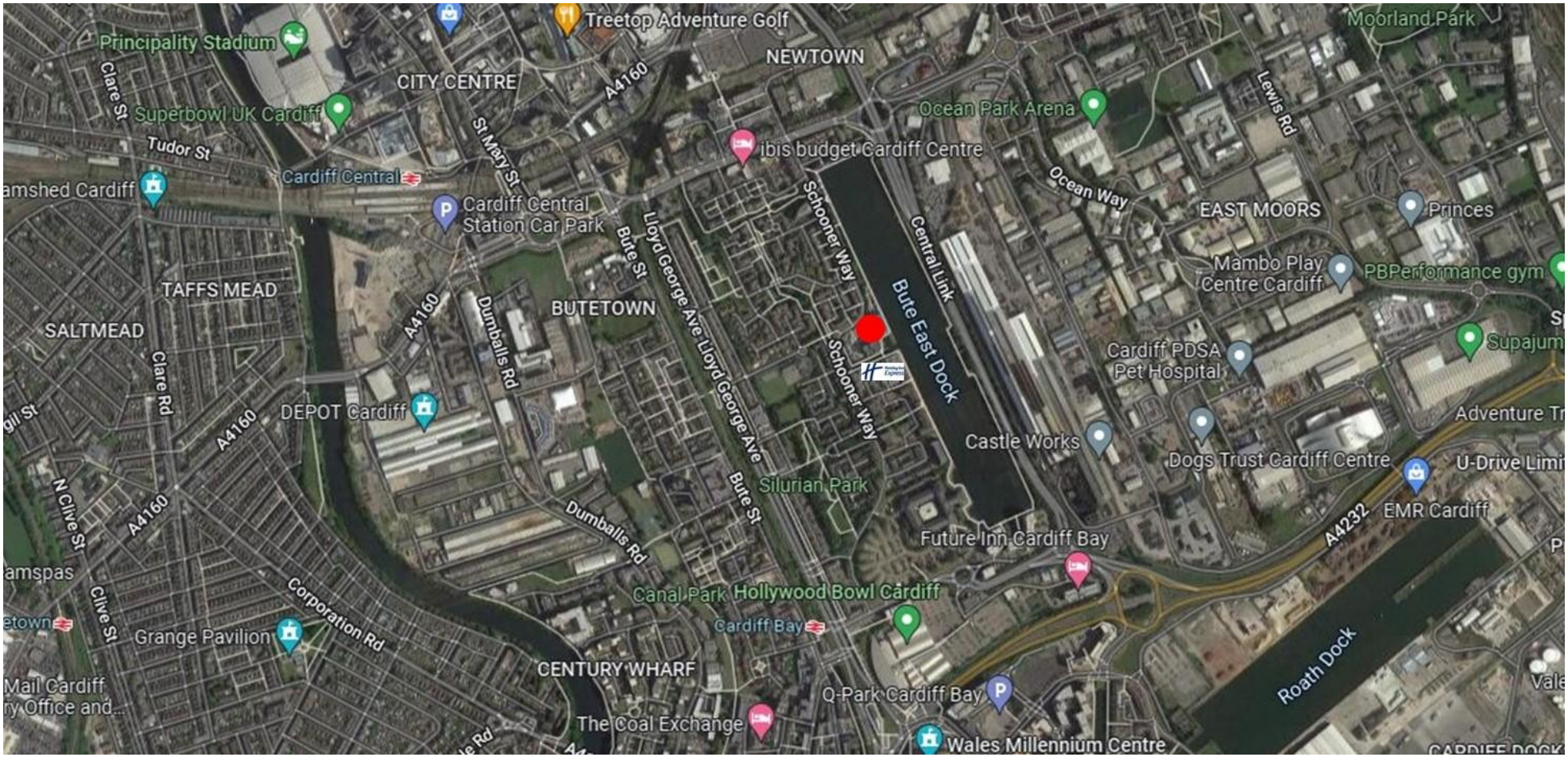
VAT
All figures quoted are strictly exclusive of VAT where applicable.

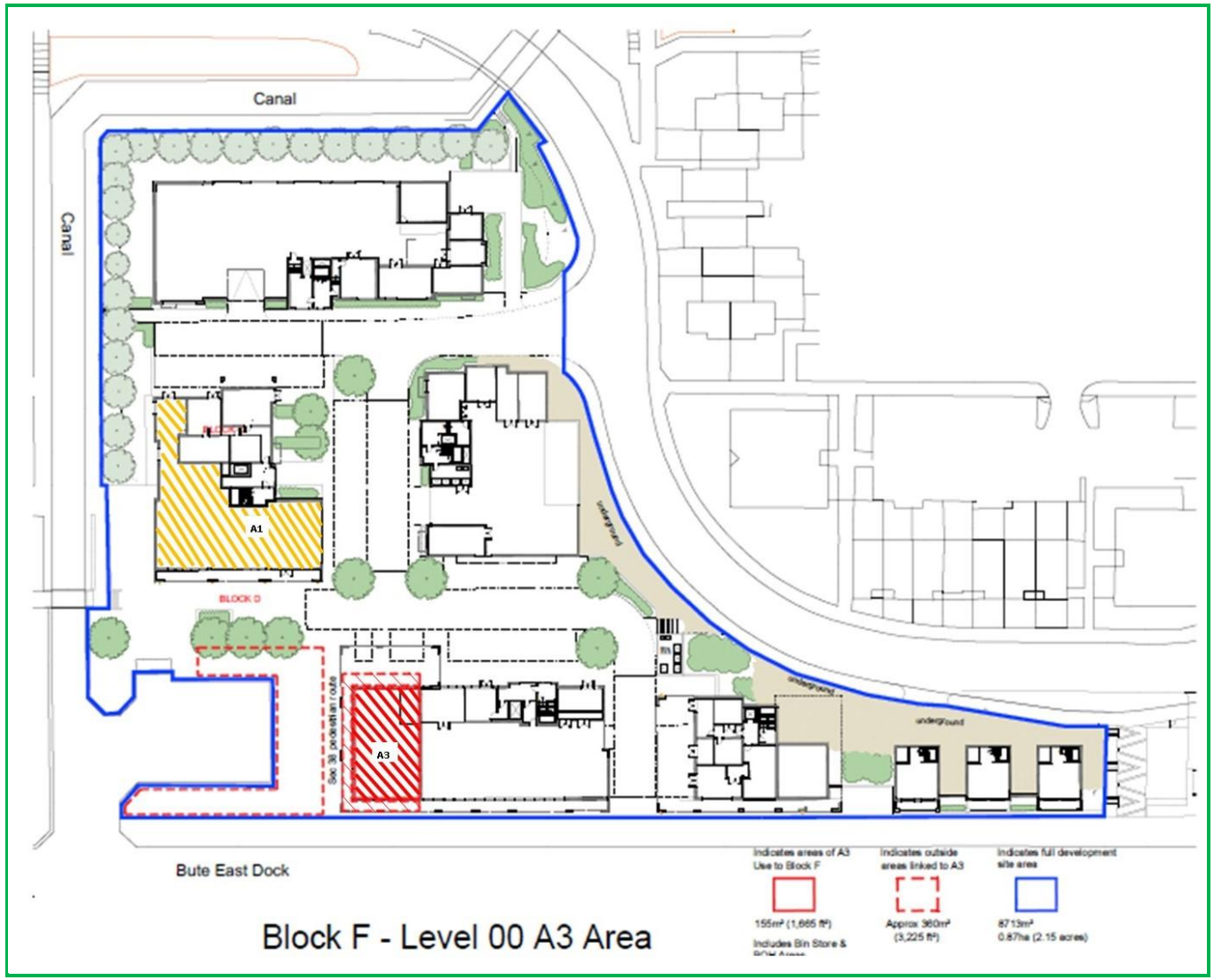
LEGAL COSTS
Each party to be responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS
As part of our obligations under the UK Money Laundering Regulations 2017, EJ 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: **07824 638338** • E-mail: **owen@ejhales.co.uk**
Terry Melia • Tel: **07775 910993** • E-mail: **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.


Principality Stadium
Treetop Adventure Golf
NEWTOWN
Moorland Park
CITY CENTRE
A4160
Clare St
Superbowl UK Cardiff
Tudor St
St Mary St
Ocean Park Arena
Lewis Rd
ibis budget Cardiff Centre
Ocean Way
Cardiff Central
Cardiff Central Station Car Park
Schooner Way
Central Link
Bute East Dock
EAST MOORS
Princes
Lloyd George Ave
Bute St
Mambo Play Centre Cardiff
PBPerformance gym
TAFFS MEAD
BUTETOWN
SALTMEAD
Dumballs Rd
Cardiff PDSA Pet Hospital
Clare Rd
DEPOT Cardiff
Castle Works
Adventure Tr
Dogs Trust Cardiff Centre
U-Drive Limi
Silurian Park
N Clive St
EMR Cardiff
A4232
Future Inn Cardiff Bay
Canal Park
Hollywood Bowl Cardiff
Corporation Rd
Grange Pavilion
Cardiff Bay
CENTURY WHARF
Roath Dock
Mail Cardiff
Q-Park Cardiff Bay
The Coal Exchange
Wales Millennium Centre


Canal
Canal
A1
BLOCK D
A3
Bute East Dock
Indicates areas of A3 Use to Block F
155m² (1,665 ft²)
Includes Bin Store &
Indicates outside areas linked to A3
Approx 360m² (3,225 ft²)
Indicates full development site area
8713m²
0.87ha (2.15 acres)
Block F - Level 00 A3 Area