

ejhales 

**A3 CAFE /
COFFEE SHOP
OPPORTUNITY**

SMASH PADEL
LLANDAFF FIELDS
CARDIFF
CF11 9HZ



 029 2037 8844

 ejhales.co.uk

 @ej_hales

TO LET



Location

Llandaff Fields is a large parkland spanning parts of Central and northern Cardiff, Wales.

The site is situated on the west bank of the River Taff, stretching from the city centre out to the west of Llandaff.

The fields currently provide open park land, cricket pitches and tennis courts.

The Opportunity

Smash Padel have secured a lease from Cardiff Council to design and provide 6 padel tennis courts with a canopy to allow for all year play on the site of the former bowling green.

The existing tennis courts have been resurfaced and made good and are being managed by Tennis Wales.

The existing pavilion will be refurbished to provide staff and changing facilities as well as an opportunity for a coffee shop / cafe to partner with Smash Padel for a food and beverage operation.

The coffee shop / cafe opportunity will extend to circa 882 sq ft (82 sq m) plus an area for outside seating to serve both the tennis and padel courts. There will be an opportunity for the successful applicant to work with Smash Padel to curate the right concept and space.

Plans of the proposed pavilion are available on request.

Terms

The opportunity will be available by way of a rent to be agreed plus a revenue share with Smash Padel.





Padeltastic Ltd, trading as Smash Padel, is the foremost coach-led padel operator in the UK.

Smash Padel currently trade from 3 sites in the UK in Bicester, Oxford and Whitstable with a further 5 in the pipeline including Cardiff.

Bicester and Oxford are trading at 60-80% capacity. At Bicester, with a very simple F&B offering, they sell an average of £4.20 daily to each player.

Smash Padel Cardiff will have 6 covered courts with further footfall from the 10 adjacent tennis courts, numerous other local sports clubs and walkers / families who also use the park.



Viewing

Strictly by appointment through the sole letting agents, contact:

Owen Cahill – EJ Hales • Tel: 07824 638338 •

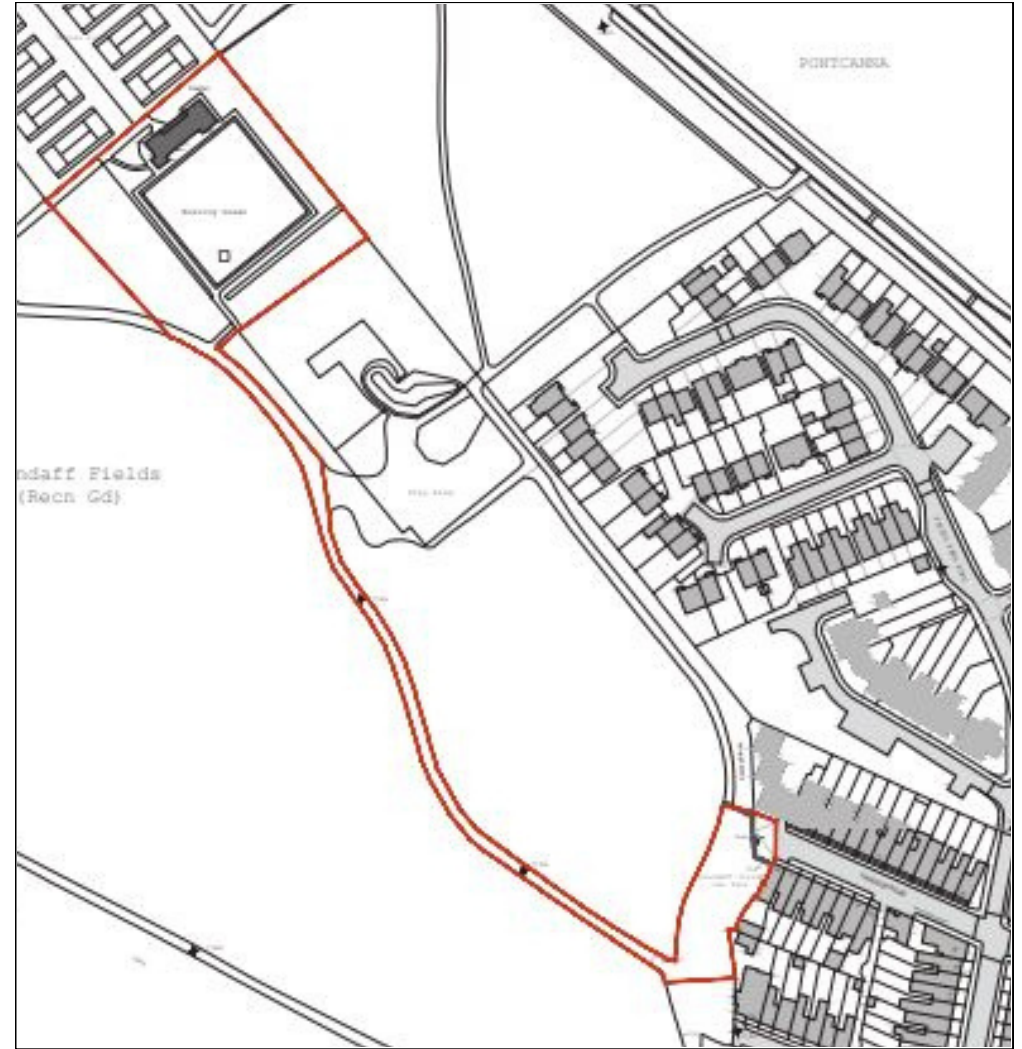
E-mail: owen@ejhales.co.uk





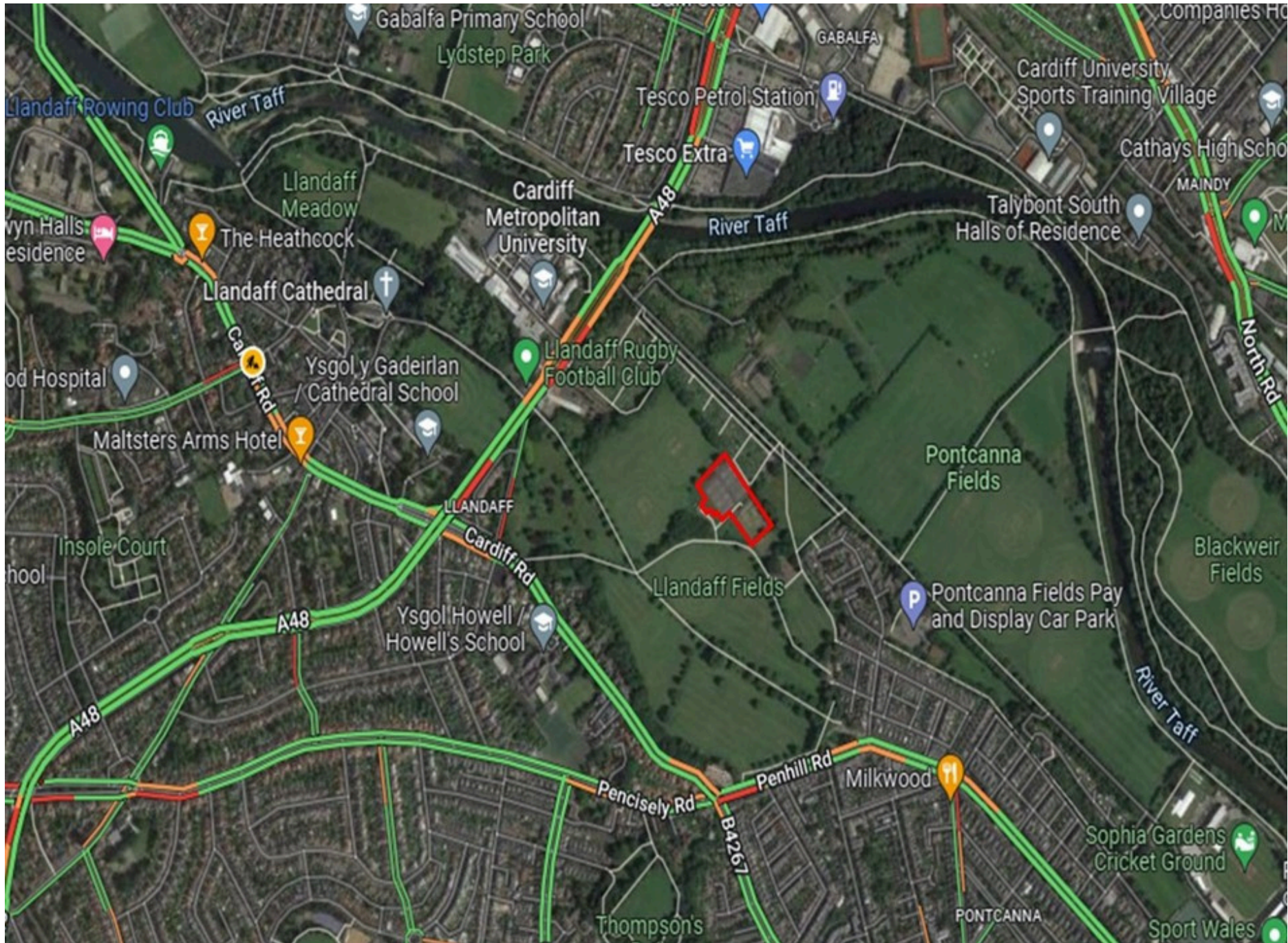
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