



BAR & RESTAURANT
FOR SALE
(MAY LET)

CHAPEL 1877
46 CHURCHILL WAY
CARDIFF
CF10 2WF



029 2037 8844 • www.ejhales.co.uk

  @ej_hales

28 Windsor Place • Cardiff • CF10 3SG

LOCATION

The subject property is located in Cardiff, the capital of Wales and one of Europe's fastest growing cities. The current resident population is around 300,000, which is boosted by student population, now in the region of 75,000

The property is on a highly prominent corner location with frontages onto Churchill Way and Bridge Street, a short distance from the recently completed new open waterway

The property is close to Queen Street, which is the city's main retail thoroughfare and hosts the east side entrance to St Davids Shopping Centre. There are a number of hotels within walking distance including Premier Inn, ibis, jury's, Citrus, etc. The building is also well located to benefit from events at the Utilita Arena.

DESCRIPTION

The building comprises the sympathetic refurbishment of a three storey French Italian Gothic themed chapel designed by the renowned Cardiff architect Henry C Harris. The layout of the property allows it to cater for large events, but also has smaller areas which can be separately and privately booked.

The property is being sold with the benefit of the full fixtures and fittings remaining on site.

ACCOMMODATION

The property has the following approximate GIA's:-

Lower Ground Floor	2,850 sqft	264.75 sqm
Upper Ground Floor	2,381 sqft	236.25 sqm
First Floor	2,075 sqft	192.75 sqm
External Terrace	269 sqft	25.00 sqm

TERMS

Our client's preference is to dispose of their freehold interest and we are seeking offers in the region of £950,000.

Alternatively leasehold proposals would be considered at a rent in excess of £75,000 per annum with wider commercial terms to be agreed.

PLANNING & LICENSING

The property benefits from existing planning and licensing to operate as a bar / restaurant.

The current premises licence allows for the premises to trade from 10am to 1am Sunday to Thursday and 10am to 2am Friday and Saturday.

Interested parties are strongly advised to verify this information themselves directly with the Statutory Authority.

RATES

The current rates are subject to appeal, but currently the figures are as follows:-

Rateable Value	-	£196,500
Rates Payable (2024/25)	-	£110,433

The Welsh Government will be providing rates relief for all retail, leisure and hospitality businesses. Eligible ratepayers will receive 40% non-domestic rates relief for the financial year 2024/25. This will be capped at £110,000 per business across Wales.

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, 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: 07779 666210 • 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.



