



A3 CAFÉ – TO LET
ON THE INSTRUCTIONS OF



LLIW CAFÉ
LOWER LLIW RESERVOIR
FELINDRE
SWANSEA
SA5 7HP



TO LET

LOCATION

The property is accessed off Junction 46 of the M4 and situated north towards Felindre, set in the stunning mountain scenery that characterizes the Mawr, north of Swansea.

The Upper and Lower Lliw Reservoirs are open to the public all year round.

DESCRIPTION

The café unit is located within the main visitor car park at the Lower Lliw Reservoir and comprises a ground floor café unit with external seating area and children's playground.

The car park is open daily on seasonal hours with access controlled via a security barrier from the public highway.

Lliw Reservoirs offer walking routes, fishing, watersports and a sculpture trail. A number of routes are suitable for wheelchairs, prams and bicycles and in addition there is a large outdoor playground area situated next to the café. Public toilets are also provided which adjoin the café.

ACCOMMODATION

The unit comprises the following approximate areas:-

Restaurant	855 sqft	79.43 sqm
Kitchen	102 sqft	9.47 sqm
Kiosk	105 sqft	9.75 sqm
Store / Boiler	38 sqft	3.53 sqm

TERMS

The property is available to let by way of a new lease for a term of years to be agreed.

PROPOSALS

Proposals are invited by 5pm on Wednesday 5th November 2025 and should follow the attached pro-forma offer basis.

Our clients reserve the right not to accept either the highest or any offer at their discretion.

The existing kitchen equipment may be available via a separate agreement from the former occupier or can be removed. Tables and chairs are part of the landlord's current ownership.

Offers are invited based on proposals including fit out and opening hours, proposed use and rental offer.

The offer should include:-

- 1 Full name and address of the prospective tenant.
- 2 Proposed use / uses.
- 3 Background experience.
- 4 Business Plan (a plan is a requirement of any offer).
- 5 Proposed lease terms including any break clause and rent review.
- 6 Proposed Rental offer including any rent free.
- 7 Full details of any proposed works to the premises and external areas.
- 8 Confirmation that party will maintain and manage public toilets and playground area.
- 9 Full details of any conditions.
- 10 Funding.
- 11 Indicative timelines.

PLANNING

We are advised that the property benefits from planning for A3 Café use.

RATES

We are advised by Swansea City Council that the property has the following Rateable Value:-

Rateable Value (from 1st April 2023) £7,200

Interested parties are advised to confirm rates payable with the Non-Domestic Rates Department at Swansea Council.

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, EJHales 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:
Matthew Morgan • Tel: 07814 010216 • E-mail: matthew@ejhales.co.uk

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