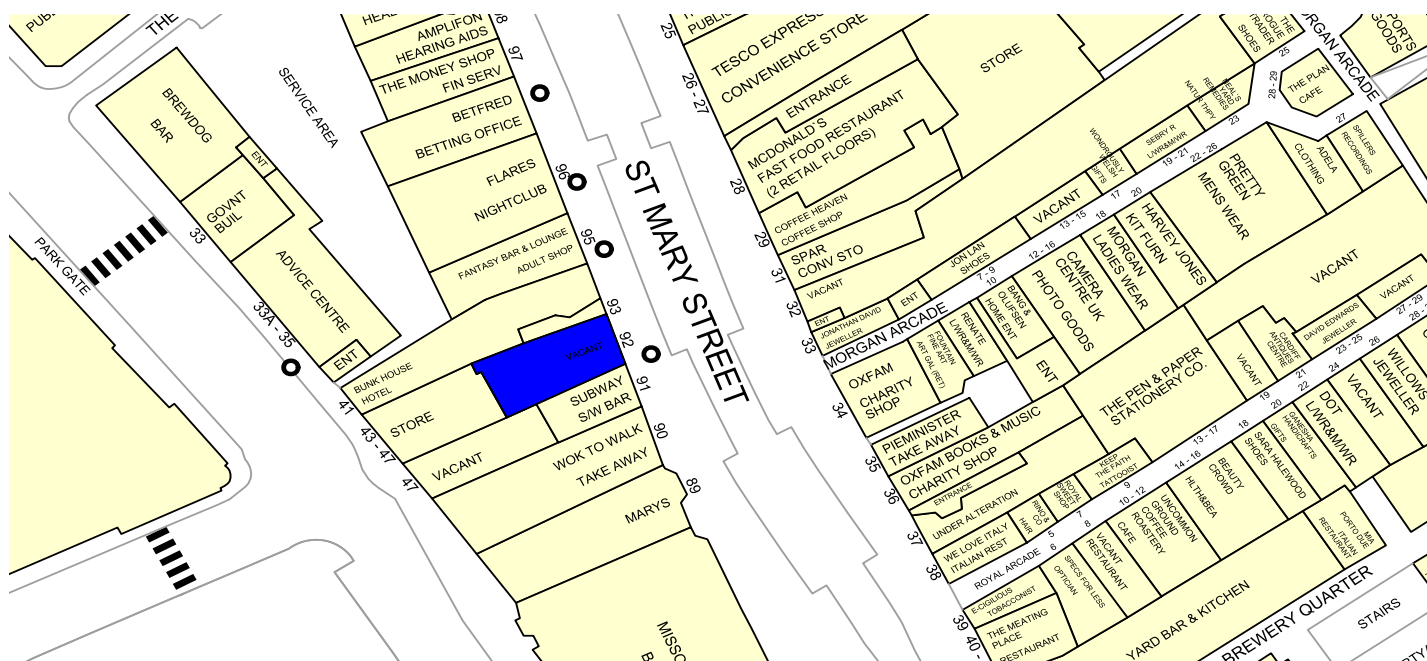


92 ST MARY STREET
CARDIFF, CF10 1DX



PRIME RESTAURANT TO LET
GROUND FLOOR - 2,301 SQ FT (GIA)



The property is located on St Mary Street, a well established leisure location within Cardiff City Centre. The property is located on part of the fully pedestrianised section of the street and there is therefore future potential for outside seating (subject to separate Council licence). There are a mix of uses in the immediate vicinity with nearby occupiers including Pie Minster, Grazing Shed, Wok to Walk and Subway.

DESCRIPTION

The property offers accommodation over ground floor and basement. The ground floor has currently been split into a trading area and stores with the basement not currently being utilised.

TERMS

The property is available via a new lease on effective full repairing and insuring terms for a term length to be agreed at a quoting rent of:

Quoting rent £55,000 pax

RATEABLE VALUE

The 2017 Rateable Value for the property is:

Rateable value £44,750

Rates payable (2017/18) £23,827

Interested parties are encouraged to make their own enquiries with the Local Rating Authority.

VAT

The property is not elected for VAT

ACCOMMODATION

The property offers the following approximate areas and dimensions:

Gross Frontage	8.23 m	26 ft 11 ins
Net Frontage	5.64 m	18 ft 06 ins
Shop Depth	23.01 m	75 ft 05 ins
Max Internal Width	7.68 m	25 ft 02 ins
Ground Floor (GIA)	213.79 sq.m	2301 sq ft
Basement (GIA) (uninspected)	69.67 sq.m	750 sq ft

PLANNING

Our Enquiries with the local planning authority indicate that the property has the benefit of planning permission for a restaurant within use class A3 between the hours of 8.00am and 12.30am.

EPC RATING

59 - C

LEGAL COSTS

Each Party to bear their own legal costs in dealing with this transaction.



VIEWING

To be arranged via sole letting agents:-

Ian Newbury ian.newbury@coark.com 029 2034 6316 Dominic Garner dominic.garner@coark.com 029 2034 6375

REF: IN/100916- FEBRUARY 2018

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 www.coark.com

Regulated by RICS

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