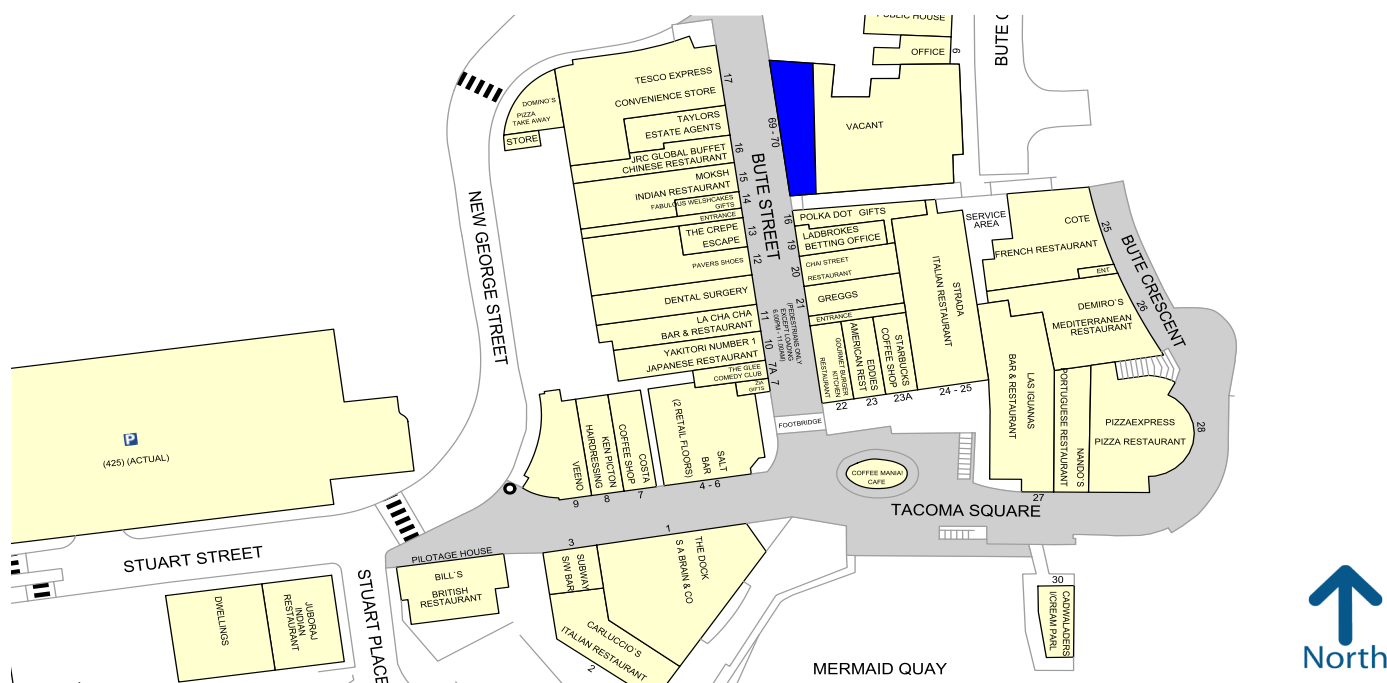


OCEAN BUILDINGS, BUTE STREET

CARDIFF BAY CF10 5AY



PRIME UNIT TO LET
A1/A3 RESTAURANT



The premises occupy a prime location on Bute Street which leads to the popular Mermaid Quay, which is the heart of the retail and leisure offer within Cardiff Bay. The area is home to the Wales Millennium Centre, The Senedd, Dr Who Experience in addition to leisure offers such as Techniquet and a mix of restaurants and bars. Occupiers in the nearby vicinity and Mermaid Quay include Tesco Express opposite, Dominos, Gourmet Burger Kitchen, Las Iguanas, Pizza Express and Nandos.

DESCRIPTION

The premises comprises of a ground floor unit which is accessed directly from Bute Street. Access for deliveries is provided from the front via Bute Street.

TERMS

The property is available to let via of a new lease for a term to be agreed, on effective full repairing and insuring terms.

No service charge applicable.

Quoting rent £35,000 pax

RATEABLE VALUE

The 2017 Rateable Value for the property is:-

Rateable value:	£46,000
Rates payable:	£24,196

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

VAT

VAT will be payable to the rent.

ACCOMMODATION

The property provides the following approximate areas and dimensions:

Gross Frontage	26.13 m	85 ft 08 ins
Net Frontage	23.45 m	75 ft 11 ins
Minimum Internal Depth	3.40 m	11 ft 02 ins
Maximum Internal Depth	6.44 m	21 ft 02 ins
Internal Width	26.27 m	86 ft 02 ins
Ground Floor Sales	129.69 m	1,396 sq ft

PLANNING

The premises currently benefits from A3 restaurant use although other uses will be considered and subject to the necessary planning consent.

LEGAL COSTS

Each party to bear its own costs in dealing with this transaction.

EPC RATING

D - 80



VIEWING

To be arranged via sole letting agents:
Ben Davies - ben.davies@coark.com 029 2034 6311

REF: BD/101315 – APRIL 2019

Huw Thomas - huw.thomas@coark.com 029 2034 6312

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

Regulated by RICS

Cooke & Arkwright for themselves and for the vendor/lessor of this property whose agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Cooke & Arkwright for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Cooke & Arkwright nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated. 6. Cooke & Arkwright is a trading name of Cooke & Arkwright Limited.

T 029 20 346346

www.coark.com