

106 st mary street

CARDIFF

Prime period
restaurant
unit to let
in central
Cardiff

Calan.
RETAIL PROPERTY ADVISORS
029 2037 3933



to let

2,932ft² TO LET

106
st mary
street
CARDIFF

An unmissable opportunity to locate your restaurant in the centre of Cardiff

41m

FOOTFALL PER ANNUM
IN CENTRAL CARDIFF

7mins
WALK TO CARDIFF
CENTRAL TRAIN STATION

A rare opportunity has arisen to acquire prominent, period restaurant unit in one of the prime strategic positions on St Mary Street. The property has a unique location benefiting from busy pedestrian flow on this well established A3 pitch. Nearby restaurants include Turtle Bay, Pizza Express, Zizzi, The Potted Pig and the Meeting Place.

St Mary Street is now established as the principle A3 bar and restaurant destination in Wales, and Cardiff now has a thriving visitor economy, attracting over 12 million people a year.

The excellent transport links include an established network of train, buses and motorways that link Cardiff to its regional catchment.

- 41 million annual footfall in 2014
- 2 million catchment within 45 minute drivetime
- £9.5 billion total expenditure available within a 45min drivetime

The unit offers a unique opportunity to acquire a substantial space within this impressive period building. The space features a modern interior with an abundance of light flooding through to the glazed frontage. The impressive circular staircase allows access to the mezzanine floor offering the opportunity for gallery seating or separate private bar area.

LEASE

The unit is available on a new effectively full repairing and insuring lease of 15 years subject to a 5 yearly upward only rent reviews. Individual unit service charge figures available on request.

RENTAL

£67,500 pax

RATES

Rateable value £50,500

EPC

Available on request.

LEGAL

Each party are to pay their own legal costs incurred in connection with the transaction.



ACCOMMODATION

The unit comprises ground, and first floor accommodation, with the following approximate dimensions and floor areas:-

Ground floor	1,523ft ²	141.49m ²
Mezzanine	535ft ²	49.70m ²
Basement	874ft ²	81.20m ²
Total GIA	2,932ft²	272.39m²

Opportunity

106
st mary
street
CARDIFF

SAT NAV
CF10 1DX

106
st mary
street
CARDIFF

location

£9.5bn

ANNUAL EXPENDITURE
WITHIN A 45 MINUTE DRIVE

VIEWING &
FURTHER INFORMATION

Please contact sole agents for viewing
appointments and further information:

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