

TO LET / FOR SALE - OFFICE

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# UNIT 2

Casablanca Building, Cardiff, CF10 5FQ



## Key Highlights

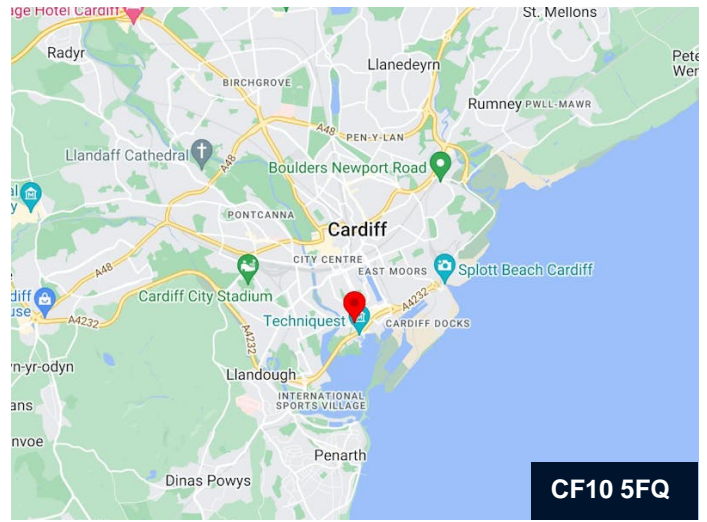
- 1,000 sq. ft.
- 1 parking space
- Suitable for Cafe, Restaurant or Office Use
- Existing Cafe Fit Out Available by Separate Negotiation

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2 Kingsway  
Wales CF10 3FD

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## Description

The property comprises a ground floor office/retail/studio unit which is currently being used as an A3 Café/Restaurant/Bar. The unit could be suitable for a variety of uses within use classes A1,A2, A3 and B1, subject to planning. The Unit is available in it's existing condition or could be reverted back to a shell specification dependant upon the prospective tenants/purchasers requirements. There is 1 parking space available with the unit. The existing fit out may be available by way of separate negotiation.

## Location

Mount Stuart Square is situated in the heart of Cardiff Bay with an array of grade II listed buildings including the grand Coal Exchange Hotel. It is a short walk from the Cardiff Bay Waterfront, the Welsh Assembly Building, Wales Millennium Centre, Red Dragon Leisure Complex and Mermaid Quay. with its numerous bars and restaurants. Cardiff City Centre is approximately 1 mile away and the area offers excellent public transport links, with Cardiff Bay Railway Station within a short walk.

## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft        | sq m         | Availability |
|--------------|--------------|--------------|--------------|
| Ground       | 1,000        | 92.90        | Available    |
| <b>Total</b> | <b>1,000</b> | <b>92.90</b> |              |

## Terms

The property is available to let or for sale (long leasehold). Further details on request.

## Business Rates

Rateable Value: £15,500

Rates Payable: £8,025 pa

## EPC

C rating

## Legal Costs

Each party to bear their own legal costs

## Viewings

Via Savills or Michael Graham Young

## Contact

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