

46,48

BARRACK LANE

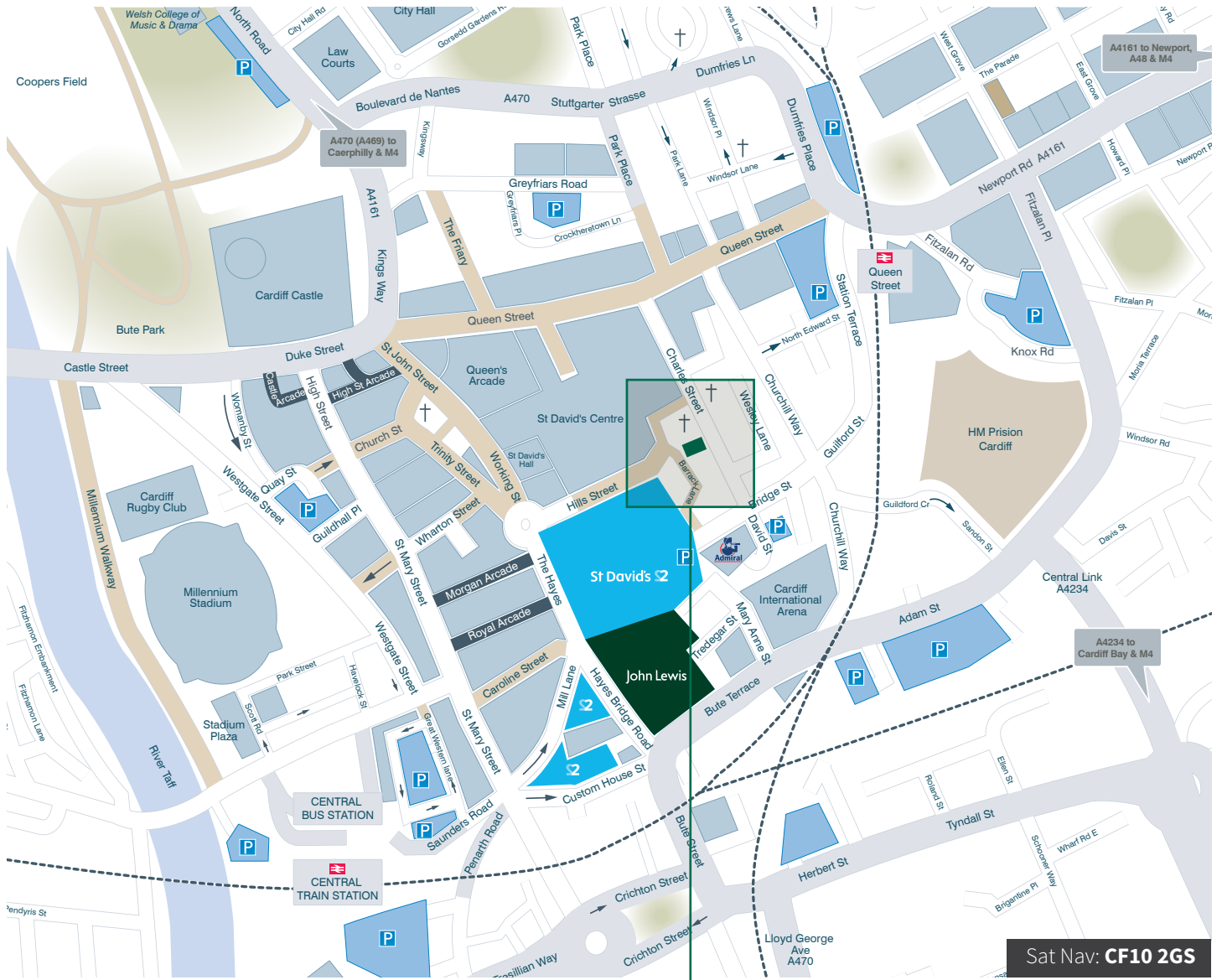
CARDIFF - CF10 2GS

TO LET

An exceptional Prime Restaurant Unit



TOTAL NET INTERNAL AREA: **179.50 SQ M** (1,932 SQ FT)



LOCATION

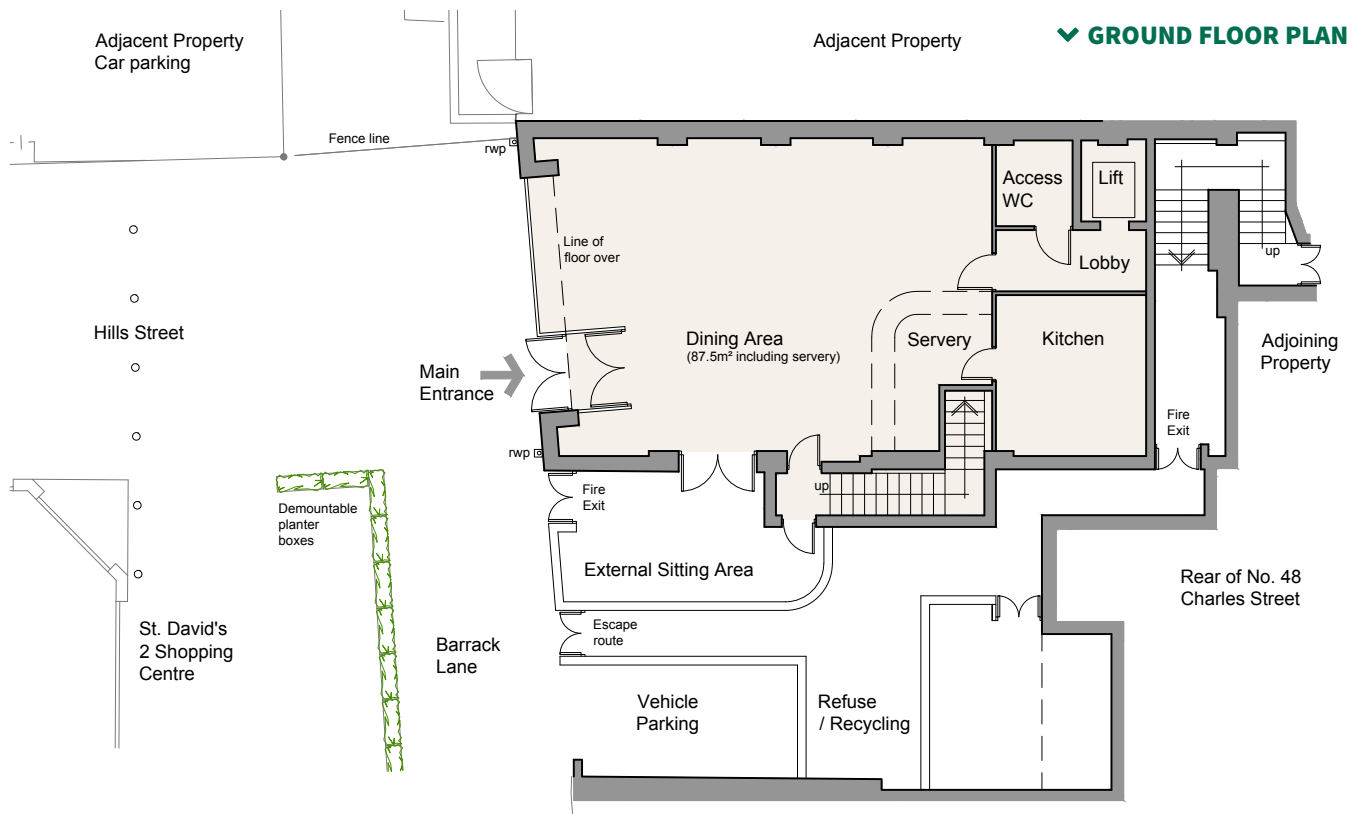
The unit occupies a position fronting Barrack Lane, opposite a selection of new retail units, providing a variety of uses and offering good footfall towards the entrance of St David's 2. The property will be in close proximity to the Red Hot World Buffet and Bar and the second entrance to Debenhams.

The completion of the Admiral Insurance building will create in excess of 2,500 staff, which is likely to have a major impact on this part of Cardiff, increasing footfall along Barrack Lane and its associated retailing/A3 outlets.

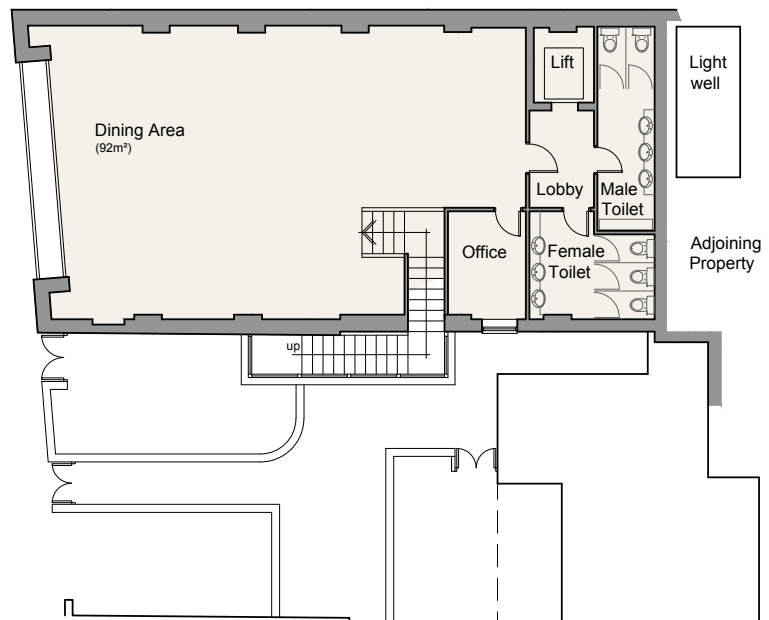


DESCRIPTION

The property comprises a 2 storey building and could provide a striking fully glazed frontage onto Barrack Lane and Hill Street. This elevation would incorporate the main entrance, with a side entrance providing access to an external courtyard for the sole use of this building. A staircase would lead to first floor which could accommodate toilets and staff facilities as required.



▼ **FIRST FLOOR PLAN**



ACCOMMODATION

Total net internal area **179.50 sq m** (1,932 sq ft)

Incorporating:

Ground floor **87.5 sq m** (942 sq ft)

First floor **82 sq m** (990 sq ft)

PLANNING

The use is subject to Planning Consent and an interested party would be given the opportunity to contribute to the details of the planning application. A Pre-Application Enquiry has indicated that a favourable response is likely to be received.

TENURE

The unit is being offered for lease by way of a new 10-year term, incorporating a 5-year rent review and tenant's full repairing obligations.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Rating of C (65). A copy of the certificate will be made available on request.



VIEWING

Strictly by appointment with sole agents.

 **Cooke & Arkwright**

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Design

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