



**46-48 Barrack Lane**

Cardiff, CF10 2GS

**TO LET: Leisure Unit  
Located in Cardiff City  
Centre**

**1,932 sq ft**  
(179.49 sq m)

- Development Potential
- Access to External Courtyard
- WCs
- Staff Facilities

## Summary

Available Size	1,932 sq ft
Rent	£40,000 per annum
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (65)

## Description

Potential to develop an exceptional prime two storey restaurant unit which 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.

## Location

The location 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.

## Accommodation

Name	sq ft	sq m	Availability
Ground	942	87.51	Available
1st	990	91.97	Available
<b>Total</b>	<b>1,932</b>	<b>179.48</b>	

## Viewings

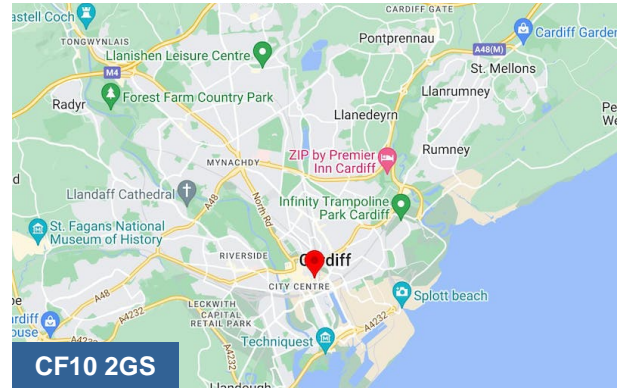
Strictly by appointment with sole agents Cooke & Arkwright.

## 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.



## Viewing & Further Information



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