



100 St. Mary Street

Cardiff, CF10 1DX

## Retail/Leisure Unit To Let

632 to 1,916 sq ft

(58.71 to 178 sq m)

- Well configured unit over ground and basement floors. Excellent leisure/F&B location.
- Potential to let basement separately as bar/restaurant, subject to planning and licensing.
- Nearby occupiers include; Brewdog, Taco Bell, Tesco Express, Subway amongst other A1 operators.

# 100 St. Mary Street, Cardiff, CF10 1DX

## Summary

<b>Available Size</b>	632 to 1,916 sq ft
<b>Rent</b>	£32,000 per annum
<b>Business Rates</b>	Parties to enquire with the local Rating Authority
<b>Service Charge</b>	£3,335 per annum Service Charge for 2023/2024
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (49)

## Description

The unit offers accommodation over ground and basement levels with access to the shop front via St. Mary Street. The basement is internally accessed with potential to be split and let separately via St Mary Street or potentially to the rear.

## Location

The unit is located on St. Mary Street within close proximity to a wide range of retail and leisure users within the City Centre. Nearby occupiers include Brewdog, McDonald's, Tesco Express, Kaspas, Taco Bell and Wok to Walk.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales Area	632	58.71	Available
Basement	1,284	119.29	Available
<b>Total</b>	<b>1,916</b>	<b>178</b>	

## Viewings

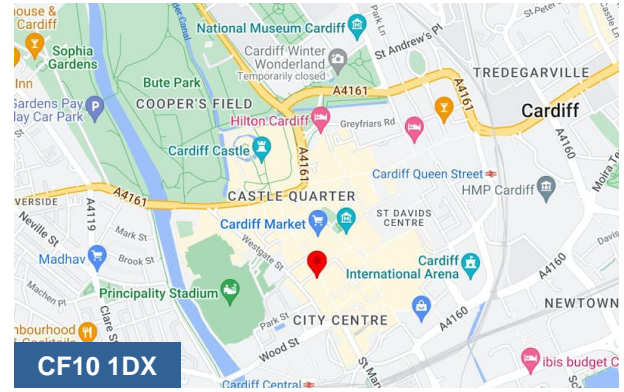
To be arranged via joint letting agents Cooke & Arkwright and Hartnell Taylor Cook.

## Terms

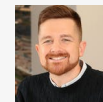
The unit is available on the basis of a new lease on effective full repairing and insuring terms via a service charge.

## Planning

Our enquiries with the local planning authority indicate that the unit benefits from A1 use however, other uses will be considered subject to the tenant obtaining all necessary planning consents.



## Viewing & Further Information



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