



56 St. Mary Street

Cardiff, CF10 1FE

Prime Leisure Unit To Let - All Enquiries

3,047 to 8,742 sq ft
(283.08 to 812.16 sq m)

- Established Leisure Pitch
- 8,000 sq ft over 4 floors
- Prominent A3 Unit
- Nearby operators include; The Philharmonic, Par 59, Dirty Martini, Walkabout and Le Monde Restaurant

56 St. Mary Street, Cardiff, CF10 1FE

Summary

Available Size	3,047 to 8,742 sq ft
Rent	£90,000 per annum
Rates Payable	£18,992.50 per annum based on 2017 Rateable Value. (Please check 2023 assessment) Interested parties are encouraged to make their own enquiries with the Local Rating Authority.
Rateable Value	£35,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (73)

Description

The property is arranged over ground, basement, first and second floors, with access provided to the shop front via single door. The ground floor sales area is well configured, with potential to open up the whole of the sales area. Plans provided on request.

Location

The property is located in a prominent position on St Mary Street, a well established leisure location within Cardiff City Centre. Cardiff Central Station is approx a 3 minute walk away, with The Principality Stadium approx a 6 minute walk away. There are a mix of uses in the nearby vicinity, mainly including other A3 occupiers and leisure uses. Directly opposite are operators such as The Philharmonic, Dirty Martini and Par 59. Other occupiers in the nearby vicinity include; Be At One, Le Monde Restaurant and Peppermint.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales	3,047	283.08	Available
Ancillary - First	2,568	238.58	Available
Ancillary - Second	2,535	235.51	Available
Basement	592	55	Available
Total	8,742	812.17	

Viewings

By appointment via sole letting agents Cooke & Arkwright.

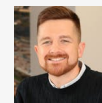
Terms

The property is available to let on the basis of a new lease, terms to be agreed.

Alternatively, the freehold of the property may be available to purchase. Price on application.



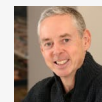
Viewing & Further Information



Ben Davies

02920 346 311

ben.davies@coark.com



Huw Thomas

02920 346 312

huw.thomas@coark.com