

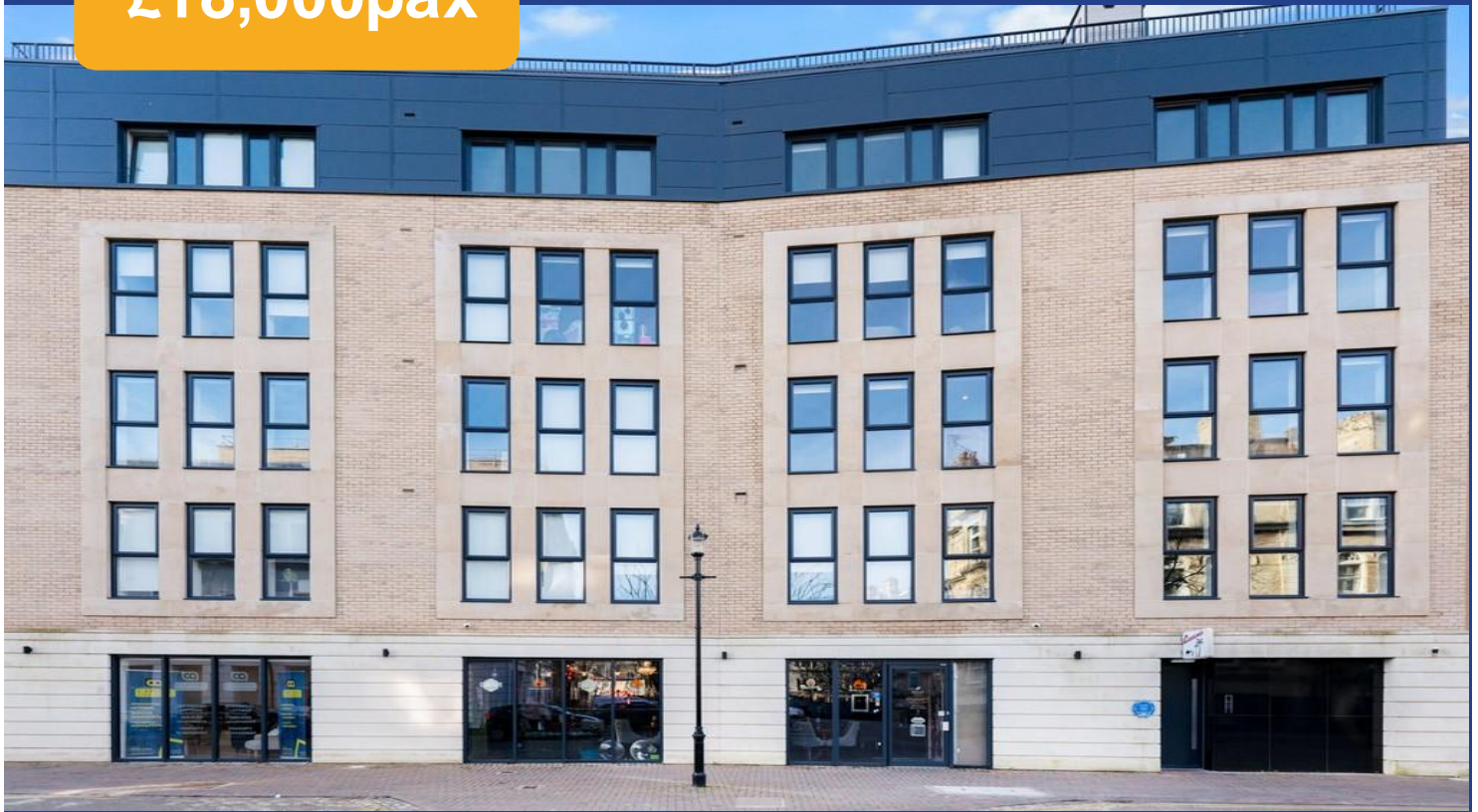
The Casablanca Building, Mount Stuart Square, Cardiff. CF10 5FQ



Estate Agents and
Chartered Surveyors

TO LET(MAY SELL)

£18,000pax



**Gross Floor Area
Approximately
93sq.m.(1,000 sq.ft.)**

RETAIL/OFFICE/STUDIO UNIT WITH PARKING (A1,A2,A3 or B1 Use)

- POPULAR MIXED COMMERCIAL AND RESIDENTIAL LOCATION IN THE HEART OF CARDIFF BAY WITH EASY ACCESS ROUTES TO CITY CENTRE & M4
- SUITABLE FOR A VARIETY OF USES SUBJECT TO THE NECESSARY CONSENTS – WITHIN PERMITTED USE CLASSES A1,A2,A3 & B1
- CLOSE PROXIMITY TO WELSH ASSEMBLY BUILDINGS, WALES MILLENIUM CENTRE, MERMAID QUAY AND CARDIFF BAY WATERFRONT

Property Description

This prominent unit comprises of ground floor office/retail/studio space most recently used as an A3 Café/Restaurant/Bar to a four storey mixed use new development.

The unit could be suitable for a variety of uses within use classes A1,A2, A3 and B1 dependant upon the prospective tenants/purchasers requirements.

There is 1 parking space available with the unit whilst Mount Stuart Square benefits from on street metered car parking, with the first hour being free of charge.

Tenure Long Leasehold/Leasehold

Energy Efficiency Rating C:65

Floor Area Approx 93 SQ.M. (1,000 SQ.FT.)

Viewing By appointment only

Location

Mount Stuart Square is situated in the heart of Cardiff Bay with an array of grade II listed buildings to include the grand Coal Exchange Hotel. It is a short walk from the 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 one mile away and the area offers excellent public transport links. The M4 Motorway is also easily accessible.

Cardiff Bay is a thriving business community and desirable residential area.

Accommodation

The accommodation briefly comprises:

Approximately 93 sq.m. (1,000 sq.ft.)

Tenure/Terms

Long Leasehold Interest (999 years) available For Sale (Further information Available upon request)

or

on an Internal Repairing Lease for a term of years to be negotiated.

Energy Performance Certificate

The subject property has an EPC rating of:

Energy Efficiency Rating C : 65

Copy certificate available on request.

Service Charge/Buildings Insurance

A service charge is to be levied with respect to common expenditure from 2031 onwards for a Ground Lease purchaser only.

Occupational Tenants will not be liable for service charge but will be liable for a small contribution to buildings insurance. Further information can be made available upon request.

Rateable Value

It is advised that interested parties make their own enquiries with the Commercial Rates Department on 029 20 871491/2.

Legal Costs

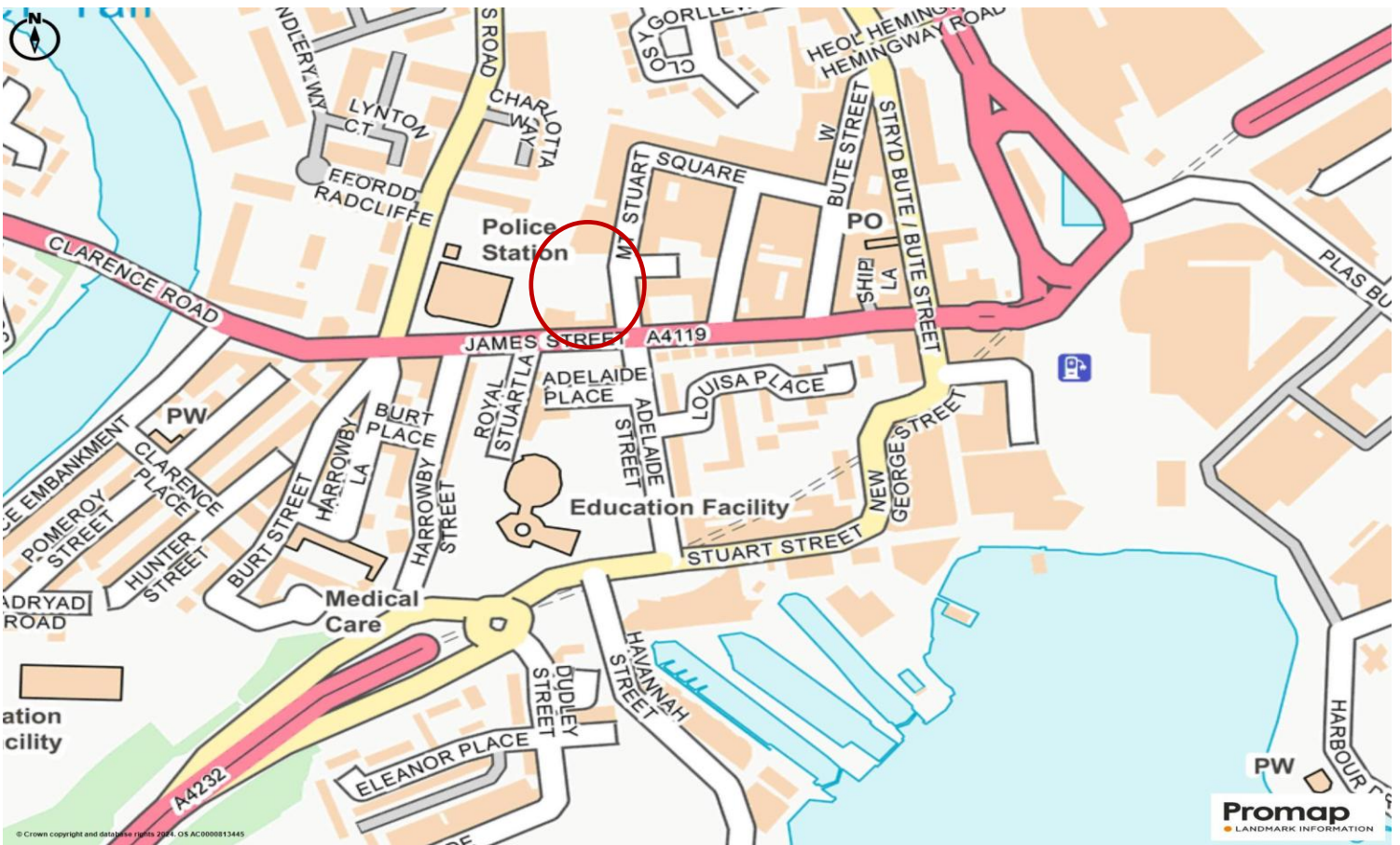
Each party to bear their own legal costs incurred in the transaction.

VAT

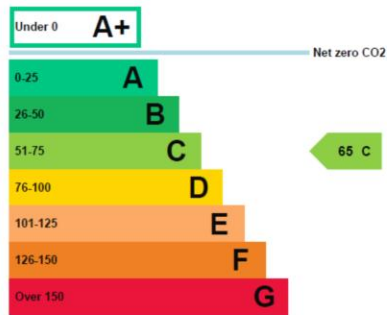
All figures are quoted exclusive of V.A. T. where applicable.

N.B. THE UNIT WILL BE AVAILABLE FOR OCCUPATION BY LATE SEPTEMBER 2024 OR POTENTIALLY EARLIER BY PRIOR ARRANGEMENT

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SUBJECT TO CONTRACT AND AVAILABILITY
VIEWING STRICTLY BY APPOINTMENT WITH THE JOINT AGENTS ONLY

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