



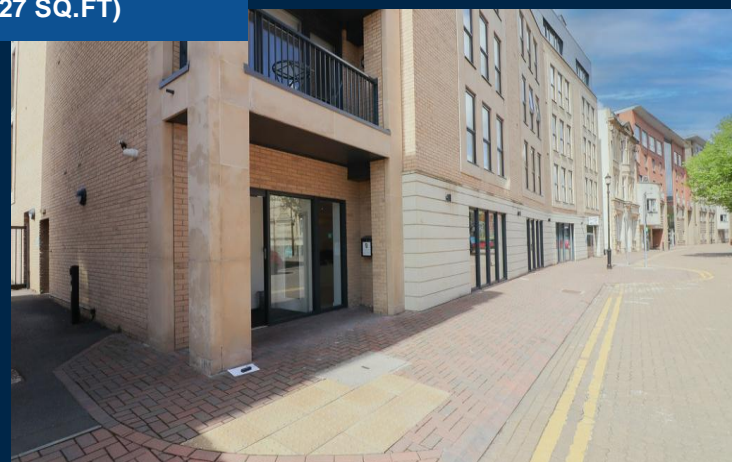
**THE CASABLANCA BUILDING,
3/4 MOUNT STUART SQUARE,
CARDIFF.
CF10 5FQ**

PRICE

£12,000PAX



**GROSS FLOOR AREA:
49 SQ.M (527 SQ.FT)**



GROUND FLOOR OFFICE/RETAIL/STUDIO UNIT TO LET

- 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

This unit comprises of ground floor office/retail/studio space most recently used as B1 'Business' to a four-storey mix used relatively new development.

The unit could be suitable for a variety of uses within use classes A1, A2, A3 and B1 dependent upon the prospective tenant's requirements.

TENURE: LEASEHOLD

ENERGY EFFICIENCY RATING: C:71

FLOOR AREA APPROX: 49 SQ.M (527 SQ.FT)

VIEWING: STRICTLY BY APPOINTMENT

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:

Open plan office/Studio 49 sq.m. (527 sq.ft)

Tea Point

W.C.

Storage Room

Total Area Available 49 sq.m. (527 sq.ft)

TENURE/TERMS

The accommodation is available on an Internal Repairing and Insuring basis for a flexible term of years to be negotiated.

SERVICE CHARGES

A service charge is to be levied with respect to common expenditure. 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.

ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of:

Energy Efficiency Rating

C : 71

Copy certificate available on request.

LEGAL COSTS

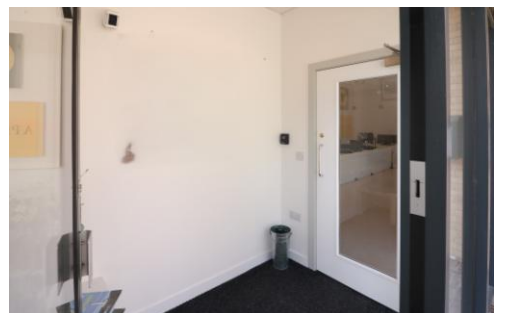
Each party to bear their own legal costs incurred in the transaction.

VAT

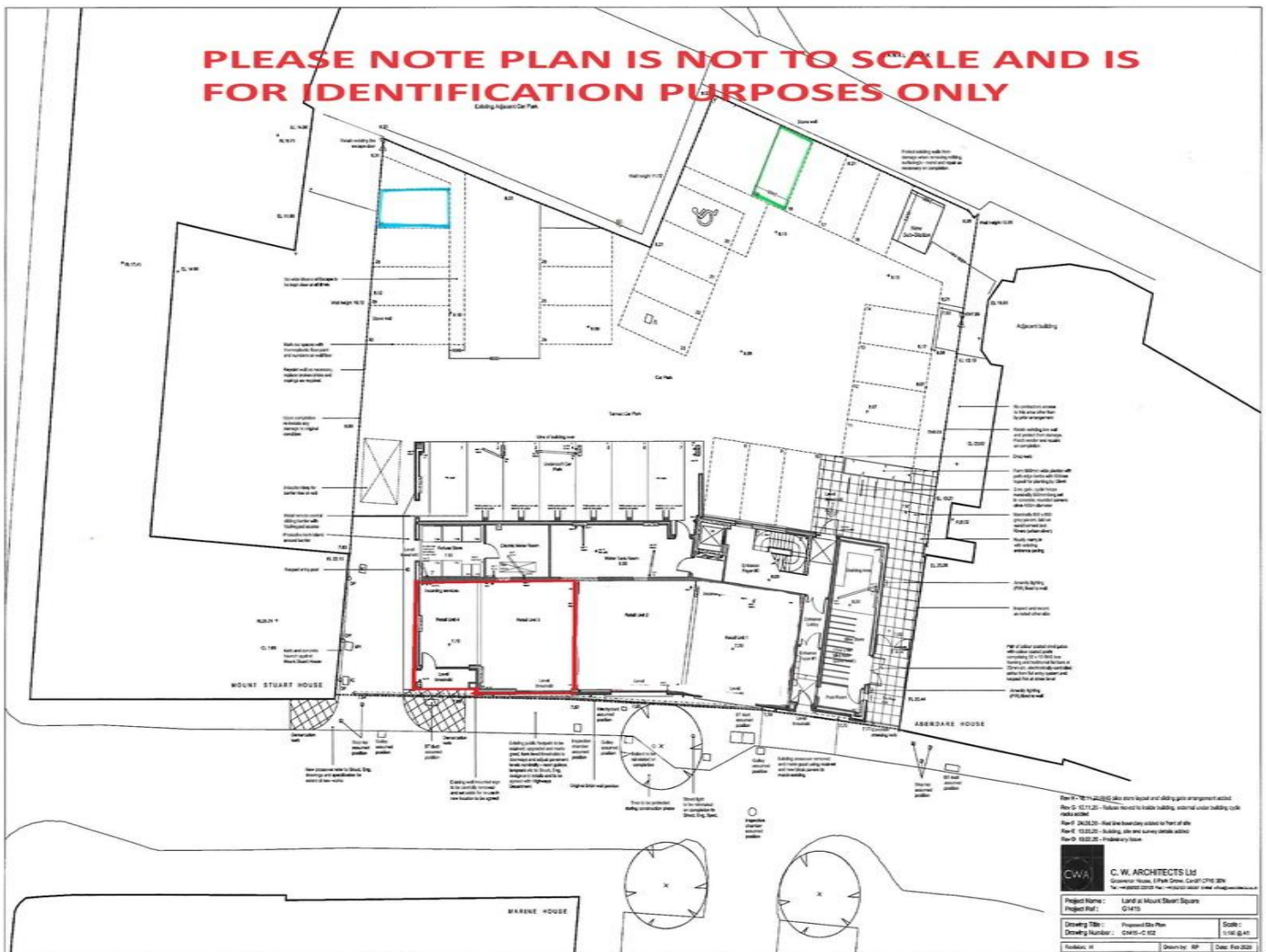
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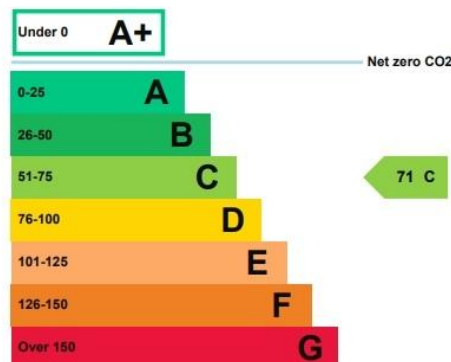
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This property's energy rating is C.



CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



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