

FULLY FITTED RESTAURANT TO LET

1 PARK PLACE, CARDIFF

LOCATION

The premises occupy a prominent location on Park Place, visible from the prime Shopping pitch, Queen Street and A3 pitch Greyfriars Road.

The restaurant sits beneath the 142 bed Leonardo Hotel, and opposite Henry's and Steinbeck and Shaw and the New Theatre. The unit is also situated in close proximity to Cardiff's Canal Quarter and Civic Centre.

ACCOMMODATION

The premises comprise a double height ground floor retail unit and provide the following areas and dimensions:-

Ground Floor A3 Sales	138.70 m ²	1,493 ft ²
First Floor A3 Sales/Anc	32.89 m ²	354 ft ²
Basement Ancillary	70.98 m ²	764 ft ²

LEASE

The premises are available by way of a new effectively full repairing and insuring lease for a term of 10 years, subject to 5th year upward only rent review.

RENTAL / TERMS

£60,000 per annum exclusive.

SERVICE CHARGE

Not Applicable.



BUSINESS RATES

Rateable Value	£44,750
UBR (2024/2025)	0.562
Rates Payable (24/25)	£15,090 pa

Interested parties should verify these figures with the Local Authority.

PLANNING

A1 or A3 Uses are permitted.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING & FURTHER INFORMATION

Staff are not aware of forthcoming closure.

Strictly by prior appointment with sole agents Calan Retail:

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SUBJECT TO CONTRACT & VACANT POSSESSION

