


TO LET

4,361 SQ. FT. RESTAURANT/BAR/OFFICE OPPORTUNITY WITH PARKING

029 2037 8921 

fletchermorgan.co.uk 

25 Park Place, Cardiff CF10 3BA 



**Fletcher
Morgan**

29 Park Place, Cardiff CF10 3BA



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Location

The property is located on the eastern side of Park Place within 5 minutes walk of the principle shopping thoroughfares of Queen Street and St. David's Centre within Cardiff City Centre. Public transport facilities are available within the immediate area.

Occupiers in the immediate vicinity include **Cardiff University, Cardiff Museum, Barrister's Chambers, offices, crèche, Art Galleries, student accommodation and the Civic Buildings including City Hall and the Welsh Government office.**

Description

A Victorian four storey semi-detached building previously operated as restaurant/bar. Internally the property comprises an open plan bar/dining area, with kitchen and conference facilities to the first floor and self-contained two bedroom flat to the second floor.

Features include:

- Premises Licence for on/off sales Monday to Sunday 10:00 to 04:00 with provision of regulated entertainment/late-night refreshments (a copy of the Licence is available upon request).
- Central Heating.
- Female, Male and Disabled Toilets.
- Conference/Meeting Room facility.
- Two Bedroom Manager's Flat.
- Enclosed Rear Courtyard/Car Park.

Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

Basement /Cellar Toilets	= 607 sq.ft.	56.39 sq.m.
Ground Floor Open Plan Bar/ Restaurant Showroom	= 2,282 sq.ft.	212.00 sq.m.
First Floor Kitchen and Function Room	= 795 sq.ft.	73.85 sq.m.
Second Floor Two Bed Flat	= 677 sq.ft.	62.89 sq.m.
TOTAL	= 4,361 sq.ft.	405.13 sq.m.

Rates

The current Rateable Value of the property for the period 2024/25 is based on UBR multiplier of £0.562p. The Rates Payable for 2024/25 are as follows:

Rateable Value = £35,500
Rates Payable = £19,951

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Tenure

The subject property is available on a Full Repairing and Insuring basis.

Rent

£40,000 per annum exclusive

Energy Performance Certificate

C74

VAT

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

Costs

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



CONTACT

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