



Former Coconut Tree

10 Mill Lane, Cardiff, CF10 1FL

GROUND FLOOR RESTAURANT TO LET

3,858 sq ft
(358.42 sq m)

- Located on Mill Lane, a prime leisure location in Cardiff City Centre, with A3 Use
- Other Uses, D2/Leisure etc. Considered, Subject to Planning
- Terrace seating and table area available to the front of the premises.
- Restaurants nearby include Wagamamas, Las Iguanas, Bill's, Ask Italian, Côte Brasserie. Late night operators nearby include Retros, Mocka

Lounge, Barbara's Bier Bar &
Peppermint Bar & Kitchen.

Former Coconut Tree, 10 Mill Lane, Cardiff, CF10 1FL

Summary

Available Size	3,858 sq ft
Rent	£45,000 per annum
Rates Payable	£25,278.75 per annum
Rateable Value	£47,250
Service Charge	£2,500 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (57)

Location

The restaurant is located on Mill Lane which is one of the premier leisure locations in Cardiff City Centre. In close proximity to the Hayes and the St Davids 2 Shopping Centre, it offers a mix of restaurants and bars geared towards Cardiff's Night life. Notable occupiers in the immediate vicinity include Bills, Ask Italian, Côte Brasserie, Wagamama, Las Iguanas and a mix of local A3 Operators.

Description

The restaurant forms part of a larger property. Access is provided via a communal entrance which is set back from Mill Lane. The foyer area is required for fire escape purposes. The restaurant offers ground floor and first floor areas, with ancillary storage to the first and second floors. The premises will be offered in a partially stripped condition, free of previous tenant's fixtures and fittings. In its current configuration, the front area is reserved for bar and restaurant seating, with kitchen area to the rear. Potential for external table and seating is available on Mill Lane subject to structuring a separate licence agreement with the Local Authority

Accommodation

The accommodation comprises the following areas:

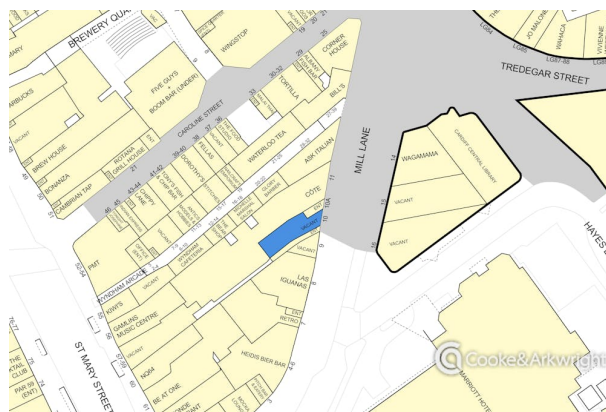
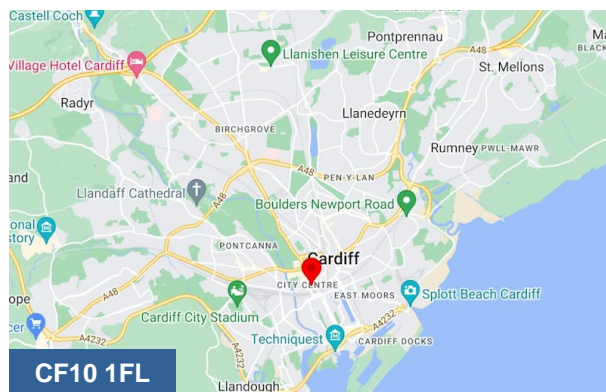
Name	sq ft	sq m
Ground - Floor	2,030	188.59
1st - Floor	914	84.91
2nd - Floor	914	84.91
Total	3,858	358.41

Viewings

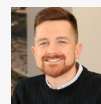
Strictly by appointment only via sole letting agents Cooke & Arkwright.

Terms

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



Viewing & Further Information



Ben Davies

02920 346 311

ben.davies@coark.com



Huw Thomas

02920 346 312

huw.thomas@coark.com