



7A Mill Lane

Cardiff, CF10 1FL

Unit to Let
3,963 sq.ft.

3,963 sq ft
(368.17 sq m)

- Located on Mill Lane a Premier Leisure Location, Cardiff City Centre – Unit benefits from A1 use
- Other Uses A3/D2/Leisure etc. Considered, Subject to Planning
- First Floor Previously Utilised as a Sales Area
- Occupiers Nearby Include Côte Brasserie, Bill's, Ask Italian, Las Iguanas and Mocka Lounge

Summary

Available Size	3,963 sq ft
Rent	£40,000 per annum
Rates Payable	£14,190.50 per annum
Rateable Value	£25,250
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (86)

Description

The former Bridal Shop offers a small ground floor sales area with a larger first floor sales area. The rest of the upper floors are utilised for ancillary accommodation. The premises offers a partially stripped condition, free of previous tenant's fixtures and fittings. Access is provided direct from Mill Lane.

Location

The Unit is located on Mill Lane which is one of the premier leisure locations in Cardiff City Centre. In close proximity to The Hayes and St David's Shopping Centre, it offers a mix of restaurants and bars, central to Cardiff's nightlife. Notable occupiers in the immediate vicinity include Côte Brasserie, Bill's, Ask Italian, Las Iguanas and Mocka Lounge and a mix of local A3 restaurants and bars.

Accommodation

The accommodation comprises the following areas:

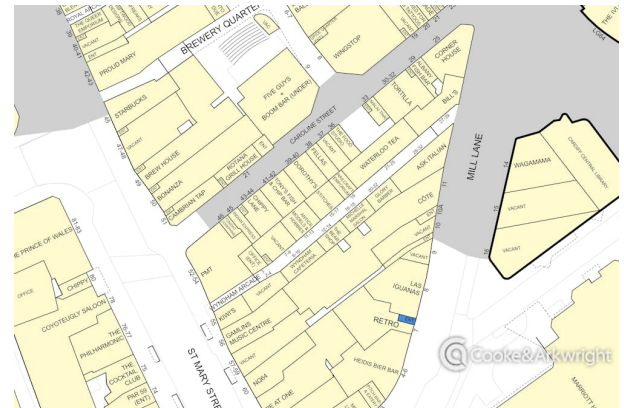
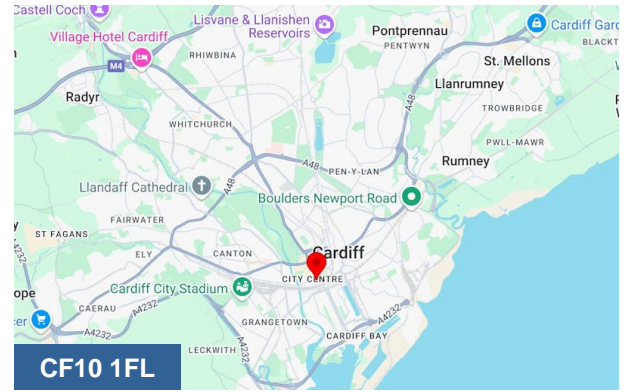
Name	sq ft	sq m
Ground - Floor Sales	274	25.46
1st - Floor Sales	1,463	135.92
1st - Floor Ancillary	574	53.33
2nd - Floor Ancillary	1,652	153.48
Total	3,963	368.19

Viewings

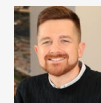
Strictly by appointment via sole agents Cooke & Arkwright.

Terms

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



Viewing & Further Information



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