



## 56 St. Mary Street

Cardiff, CF10 1FE

### Prime Leisure Unit To Let

**3,047 to 8,742 sq ft**  
(283.08 to 812.16 sq m)

- Established Leisure Pitch
- 8,000 sq ft over 4 floors
- Prominent A3 Unit
- Nearby operators include; The Philharmonic, Par 59, Dirty Martini, Walkabout and Le Monde Restaurant

# 56 St. Mary Street, Cardiff, CF10 1FE

## Summary

<b>Available Size</b>	3,047 to 8,742 sq ft
<b>Rent</b>	£95,000 per annum
<b>Rates Payable</b>	£18,992.50 per annum based on 2017 Rateable Value. Interested parties are encouraged to make their own enquiries with the Local Rating Authority.
<b>Rateable Value</b>	£35,500
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (73)

## Location

The property is located in a prominent position on St Mary Street, a well established leisure location within Cardiff City Centre. Cardiff Central Station is approx a 3 minute walk away, with The Principality Stadium approx a 6 minute walk away. There are a mix of uses in the nearby vicinity, mainly including other A3 occupiers and leisure uses. Directly opposite are operators such as The Philharmonic, Dirty Martini and Par 59. Other occupiers in the nearby vicinity include; Be At One, Le Mode Restaurant and Peppermint.

## Description

The property is arranged over ground, basement, first and second floors, with access provided to the shop front via single door. The ground floor sales area is well configured, with potential to open up the whole of the sales area. Plans provided on request.

## Accommodation

The accommodation comprises the following areas:

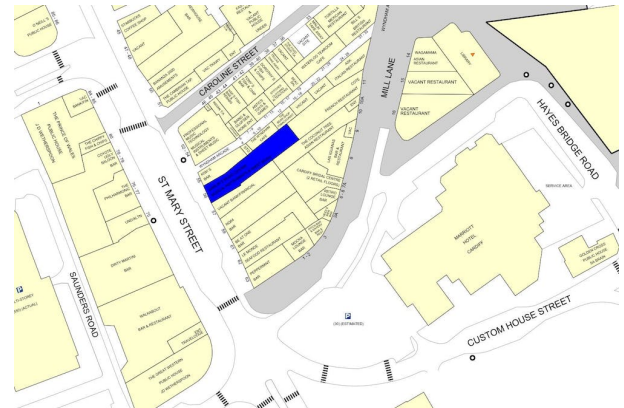
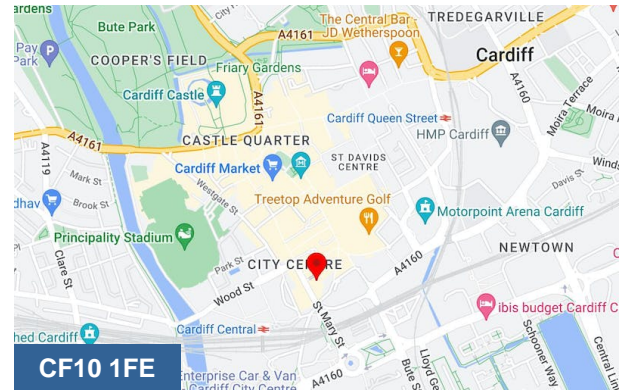
Name	Sq ft	Sq m	Availability
Ground - Sales	3,047	283.08	Available
Ancillary - First	2,568	238.58	Available
Ancillary - Second	2,535	235.51	Available
Basement	592	55	Available
<b>Total</b>	<b>8,742</b>	<b>812.17</b>	

## Terms

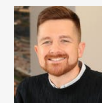
The property is available to let on the basis of a new lease, terms to be agreed.

## Viewings

By appointment via sole letting agents Cooke & Arkwright.



## Viewing & Further Information



**Ben Davies**

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