



109 Bute Street, Cardiff, CF10 5AD

TO LET
MID TERRACED RETAIL UNIT
TOTAL AREA 1,650 sq ft (153.29 sq m)

- + Close proximity to Mermaid Quay
- + Electric roller shutter
- + Now with A3 planning use

029 2081 1581

LOCATION

The property is situated on Bute Street, a primary road connecting Cardiff city centre and Cardiff Bay. The property is located towards the southern end (Cardiff Bay) and is within 200 metres of Mermaid Quay, a well established 150,000 sq ft leisure scheme that attracts nearly 5.5m visitors per year.

Cardiff Bay is also home to the Millennium Centre and the Welsh Assembly. Cardiff Bay train station is only a short walk from the property which connects to Cardiff Queen Street.

Notable occupiers in close proximity include The Post Office, Tesco Express, and Quantum Café.



DESCRIPTION

The available property is a self contained ground floor retail unit forming part of a 4 storey mid terraced building. The unit benefits from the following;

- + Gas fired central heating system
- + Electric roller shutter
- + Rear WC
- + Kitchen area
- + Rear access via Ship Lane

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor Sales 1,650 sq ft | (153.29 sq m)

LEASE TERMS

The accommodation is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

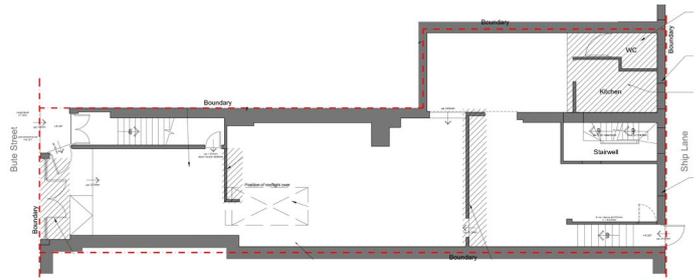
RENT

£15,000 per annum exclusive.

VAT

We understand that the property has not been elected for VAT.

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BUSINESS RATES

We are informed that the rateable value of the property is £14,250 and the rates payable for year ending March 2021 is £7,623.75.

Interested parties should make their own enquiries with the Local Authority.

USE

The property benefits from A3 planning use.

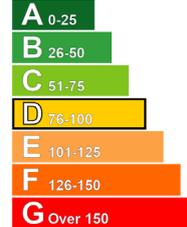
Alternative uses are available subject to planning consent.

EPC

More energy efficient



Net zero CO₂ emissions



79 This is how energy efficient the building is.

Less energy efficient

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rhys Williams / Carlo Piazza
Email: rhys@emanuel-jones.co.uk
carlo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



July 2021

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