emanueljones

To Let

4-5 Quay Street

Cardiff, CF10 1DZ

1,802 sq ft (167.38 sq m)

- Excellent city centre location
- A3 planning use
- Quoting £40,000 per annum

029 2081 1581

www.emanuel-jones.co.uk

Location

The property is situated on the pedestrianised Quay Street, Cardiff City centre, in close proximity to the Principality Stadium. It can be accessed via either Westgate Street or St Mary Street. The area benefits from good access via private and public transport with Westgate NCP car park being next door. The local area is also serviced by a number of bus routes and central station is a short 0.3 mile walk south.

Notable surrounding occupiers include Tiny Rebel, Asador 44 and Bar 44.

Description

The property is arranged over basement, ground and first floors. The ground floor provides seating, arranged around the perimeter with kitchen / bar area centrally. The first floor provides additional kitchen / food preparation space to one half and additional seating on the other. Customer WC's are provided on ground and first floors with staff WC to the first. The basement provides storage / cellar space. There is also use of outdoor seating.

Accommodation

The property has been measured on a Net Internal Area (NIA) basis and provides the following approximate areas:

Area	Area sq ft	Area sq m
Basement	434	40.31
Ground Floor	774	71.89
First Floor	594	55.18
Total	**1,802**	**167.38**

Use

We understand the property benefits from A3 planning use and premises licence.

Interested parties are advised to make their own enquiries with the local authority.

Rent

The property is available at a quoting rent of **£40,000** per annum.

Lease Terms

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

Business Rates

We understand the property has a rateable value of £21,000. Using the 2026/27 UBR (0.502) this equates to rates payable of £10,542.

Interested parties are advised to rely on their own enquiries with the relevant local authority.

EPC

We understand the property has an EPC of E (123). A full copy of the certificate can be provided upon request.

VAT

The property is not VAT elected.

Legal Costs

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

Viewing

Strictly by appointment via sole agents Emanuel Jones:-

Contact: Carlo Piazza / Rhys Williams

Email: carlo@emanuel-jones.co.uk
rhys@emanuel-jones.co.uk

Subject to Contract and Availability.

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contact. All descriptions, dimensions, reference to condition and nessessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satify themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.

Contact Us:
029 2081 1581