

**AVISON
YOUNG**

For Sale

**Former St Stephens Church
Mount Stuart Square
Cardiff
CF10 5BB**

May 2022

08449 02 03 04

avisonyoung.co.uk/Cardiff



Highlights

- Situated in established commercial and residential area
- **Unique freehold opportunity**
- Former church retaining attractive façade and listing
- Previous uses include as a leisure led destination
- Close to new Cardiff Indoor Arena and the substantial redevelopment of the Atlantic Wharf area
- Close to Cardiff Bay attractions and within walking distance of Cardiff City Centre
- Offers potential for a variety of alternative uses, subject to planning and listed buildings consents
- Further information available on application to sole Agents Avison Young



Location

Situated in the heart of Cardiff Bay, within close proximity of The Senedd debating chamber and Wales Millennium Centre. St Stephens Church is a unique property positioned as a detached property on the corner of West Bute Street and Mount Stuart Square.

The immediate vicinity is made up of established mixed use properties, which include residential accommodation, offices, A3 and Public Houses and The Exchange Hotel.

The immediate area is the subject of substantial change, with Cardiff Council fronting the redevelopment of the Atlantic Wharf area to provide a new 15,000 seater indoor arena, Council offices, together with new leisure and hotel venues and residential accommodation. The Indoor arena, is to be fronted by Live Nation with the Atlantic Wharf development led by Robertson - further details at <https://atlanticwharfcardiff.co.uk>

Description & Accommodation

The property comprises a detached church which is listed throughout. The building has been adapted internally to provide a larger congregation area with a number of ancillary rooms off this. The entrance is via Mount Stuart Square with a further entrance onto West Bute Street.

On top of the hall area, the ground floor provides smaller kitchen area with WC facilities and access to upper floor areas. These upper floors are configured in 2 parts, one to front and one to rear of the property - to rear providing stores and ancillary offices and to front providing a further hall area.

The building has been used until recently as a congregation prayer premises and associated youth activities. Previous uses include its operation as a leisure live music venue.

Listing

Details of the property listing are available from CADW.

Potential

The property lends itself for a variety of uses, subject to planning and consent, which may include conversion for residential, leisure related uses, offices, creche/children's nursery, etc.

The property is unique in its configuration, layout and location and therefore also lends itself for a continuation of its use as a community based facility.

Tenure

The property is held freehold.

Rating Assessment

Further information on application to agents.

Asking Price

Details on application to agents

VAT

All figures quoted are exclusive of VAT where applicable.

Legal Costs

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

EPC

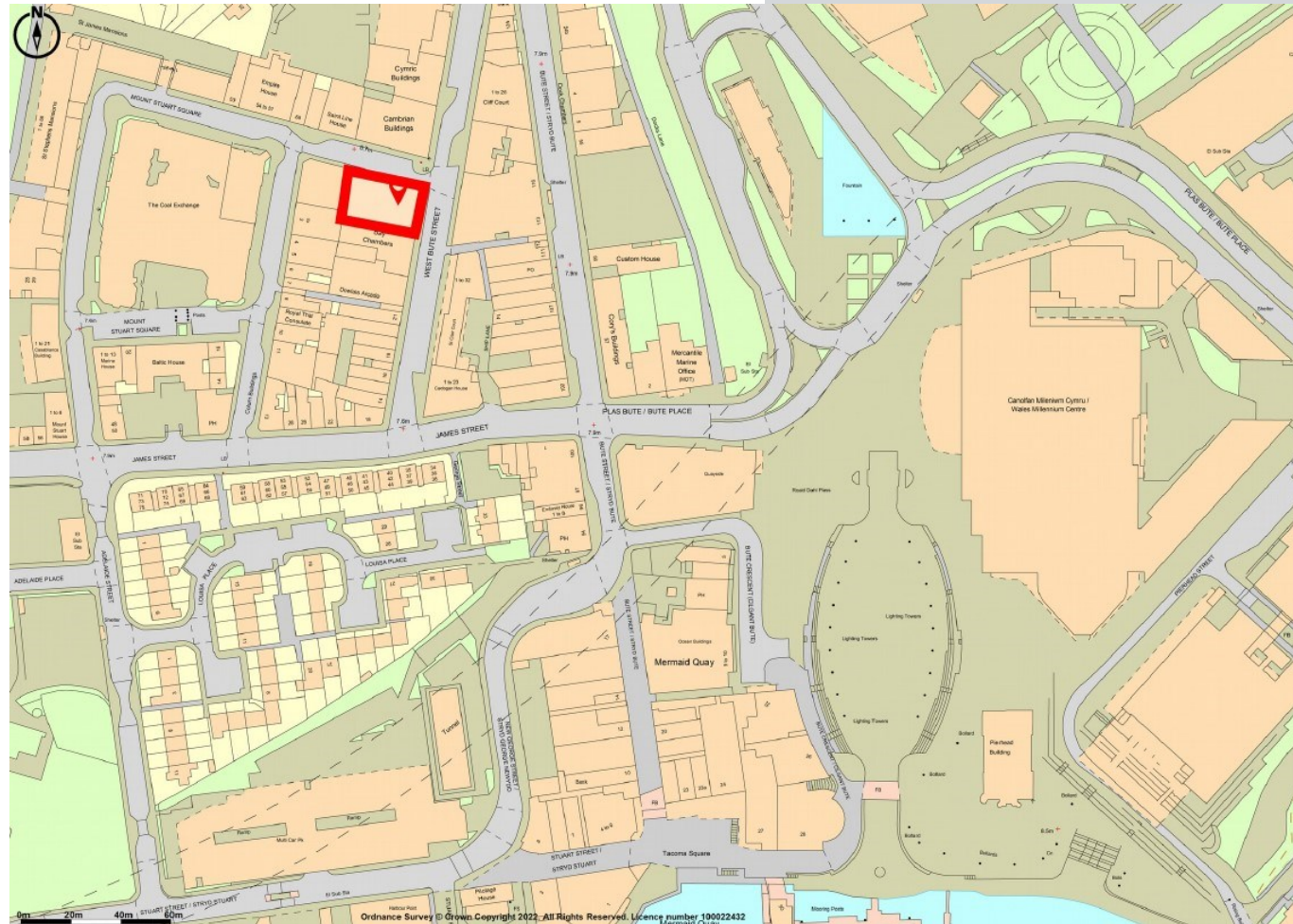
Further information available on request.

Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed.

Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers / funders / lessee



For further information please contact:

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Property ref

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