

The Casablanca Building,

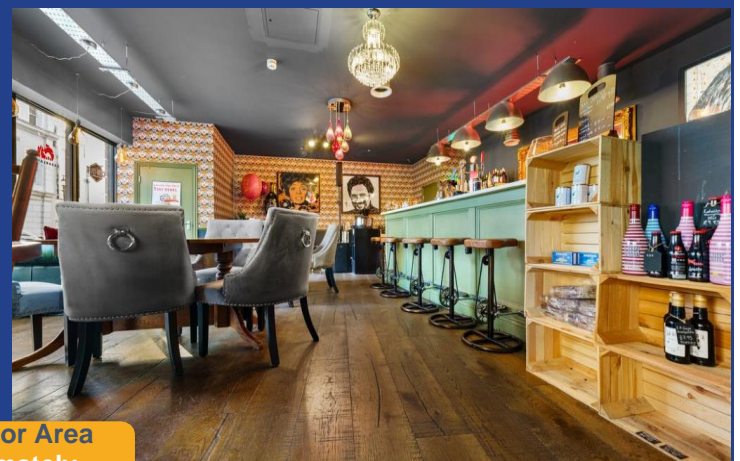
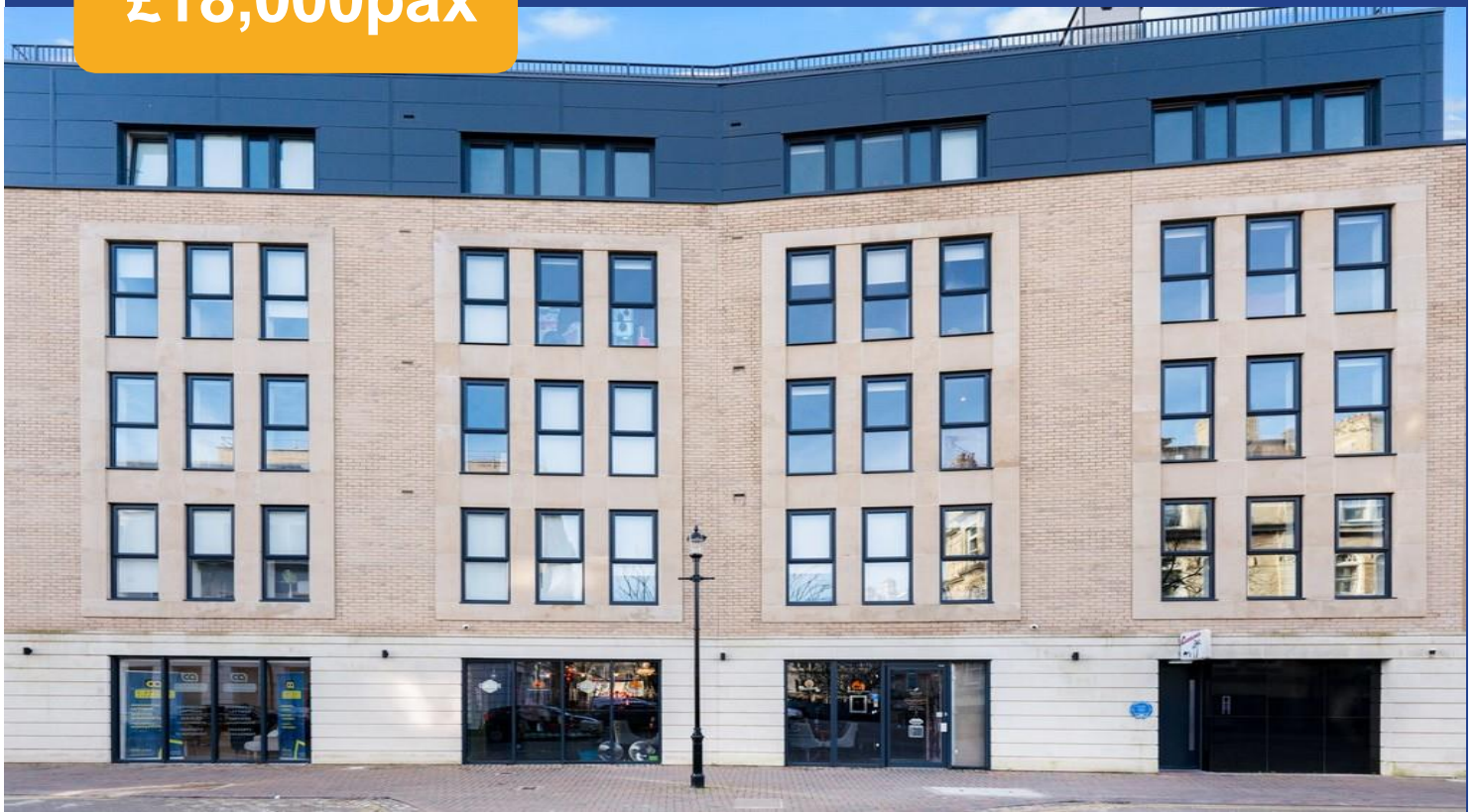
Mount Stuart Square, Cardiff. CF10 5FQ



Estate Agents and
Chartered Surveyors

TO LET(MAY SELL)

£18,000pax



**Gross Floor Area
Approximately
93sq.m.(1,000 sq.ft.)**

RETAIL/OFFICE/STUDIO UNIT WITH PARKING (A1,A2,A3 or B1 Use)

- POPULAR MIXED COMMERCIAL AND RESIDENTIAL LOCATION IN THE HEART OF CARDIFF BAY WITH EASY ACCESS ROUTES TO CITY CENTRE & M4
- SUITABLE FOR A VARIETY OF USES SUBJECT TO THE NECESSARY CONSENTS – WITHIN PERMITTED USE CLASSES A1,A2,A3 & B1
- CLOSE PROXIMITY TO WELSH ASSEMBLY BUILDINGS, WALES MILLENIUM CENTRE, MERMAID QUAY AND CARDIFF BAY WATERFRONT

Property Description

This prominent unit comprises of ground floor office/retail/studio space most recently used as an A3 Café/Restaurant/Bar to a four storey mixed use new development.

The unit could be suitable for a variety of uses within use classes A1,A2, A3 and B1 and can be utilised "as is" in its current A3 use(excluding fixtures and fittings that can be purchased by separate negotiation) or put back to a specification as illustrated in the photographs on page 4, dependant upon the prospective tenants/purchasers requirements.

The unit may be suitable for a variety of uses subject to the necessary consents.

There is 1 parking space available with the unit whilst Mount Stuart Square benefits from on street metered car parking, with the first hour being free of charge.

Tenure Long Leasehold/Leasehold

Energy Efficiency Rating C:65

Floor Area Approx 93 SQ.M. (1,000 SQ.FT.)

Viewing By appointment only

Location

Mount Stuart Square is situated in the heart of Cardiff Bay with an array of grade II listed buildings to include the grand Coal Exchange Hotel. It is a short walk from the waterfront, the Welsh Assembly Building, Wales Millennium Centre, Red Dragon Leisure Complex and Mermaid Quay with its' numerous bars and restaurants.

Cardiff City Centre is approximately one mile away and the area offers excellent public transport links. The M4 Motorway is also easily accessible.

Cardiff Bay is a thriving business community and desirable residential area.

Accommodation

The accommodation briefly comprises:

Approximately 93 sq.m. (1,000 sq.ft.)

Tenure/Terms

Long Leasehold Interest (999 years) available For Sale (Further information Available upon request)

or

on an Internal Repairing Lease for a term of years to be negotiated.

Energy Performance Certificate

The subject property has an EPC rating of:

Energy Efficiency Rating C : 65

Copy certificate available on request.

Service Charge/Buildings Insurance

A service charge is to be levied with respect to common expenditure from 2031 onwards for a Ground Lease purchaser only.

Occupational Tenants will not be liable for service charge but will be liable for a small contribution to buildings insurance. Further information can be made available upon request.

Rateable Value

It is advised that interested parties make their own enquiries with the Commercial Rates Department on 029 20 871491/2.

Legal Costs

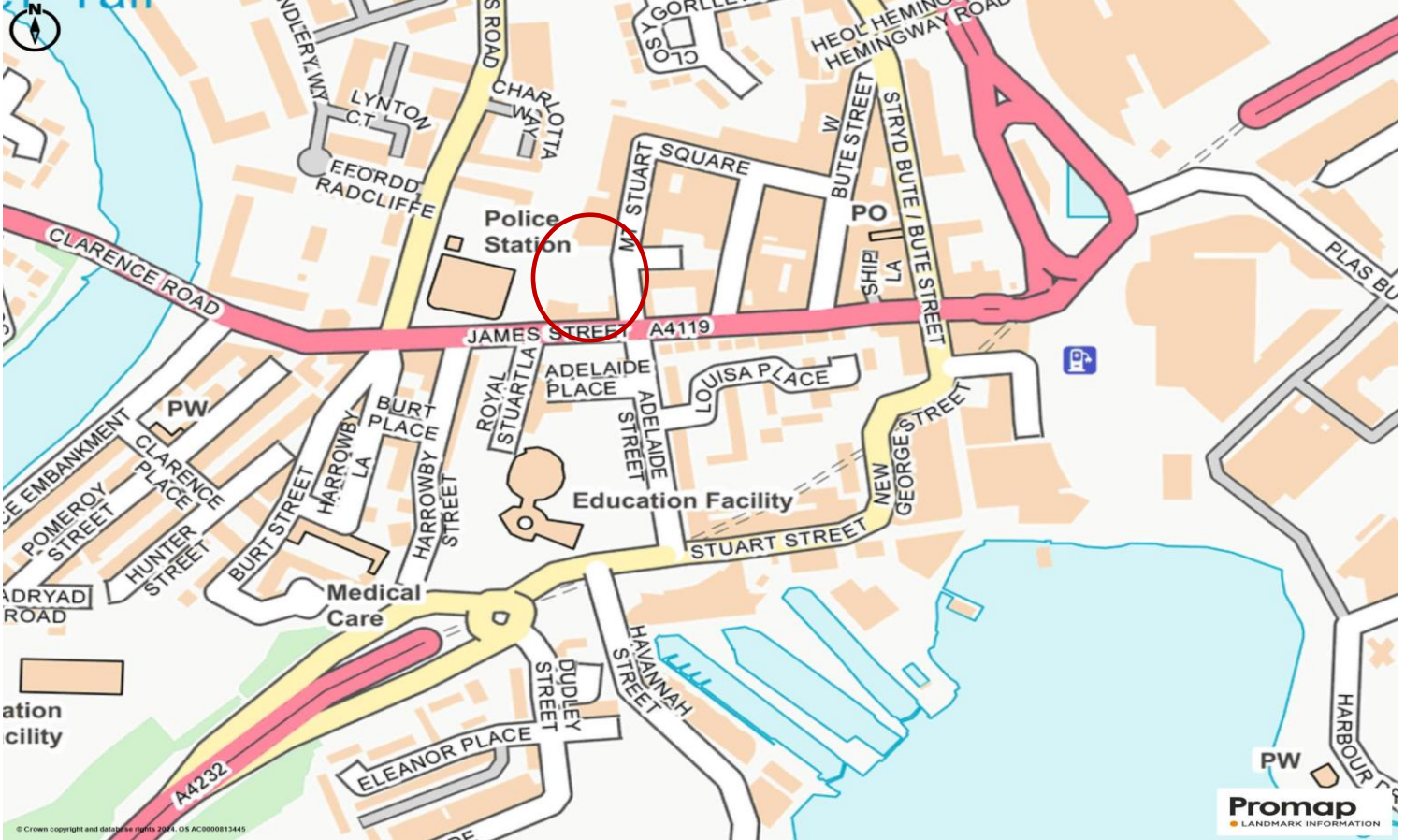
Each party to bear their own legal costs incurred in the transaction.

VAT

All figures are quoted exclusive of V.A.T. where applicable.

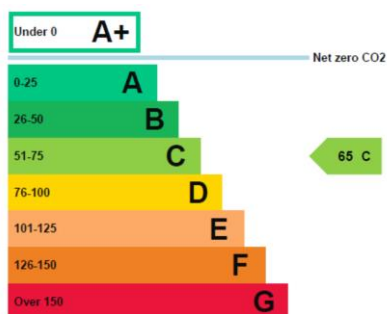
N.B. THE UNIT WILL BE AVAILABLE FOR OCCUPATION BY LATE SEPTEMBER 2024 OR POTENTIALLY EARLIER BY PRIOR ARRANGEMENT

The Casablanca Building, Mount Stuart Square, Cardiff. CF10 5FQ



The Casablanca Building, Mount Stuart Square, Cardiff. CF10 5FQ

**PHOTOS BELOW FOR ILLUSTRATIVE PURPOSES ONLY - TO PROVIDE AN INDICATION OF
THE SPECIFICATION TYPE FINISH IF REQUIRED**



**SUBJECT TO CONTRACT AND AVAILABILITY
VIEWING STRICTLY BY APPOINTMENT WITH THE JOINT AGENTS ONLY**

MGY
Cheryl Vale
Cheryl.vale@mgycy.co.uk
or
Mark Iles
mark.iles@mgycy.co.uk
02920 465 466

Savills
Gary Carver
GCarver@savills.com
or
Will Evans
will.evans@savills.com
02920 368 963

Cardiff 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.