



TO LET.

Coffee Shop / A3 Opportunity. 776 sq ft (72.09 sqm).

Discovery House, Cardiff Bay, CF10 4PJ.

Description.

The property is located in a superb waterfront location and provides a part-fitted coffee shop with servery, fridges and extraction.

The property is arranged over ground floor with lower ground kitchen accommodation together with WC facilities at mezzanine level.

The property benefits from outside seating to front and rear (overlooking water).

Accommodation.

Approx. GEA	Sq Ft	Sq M
TOTAL	776	72.09

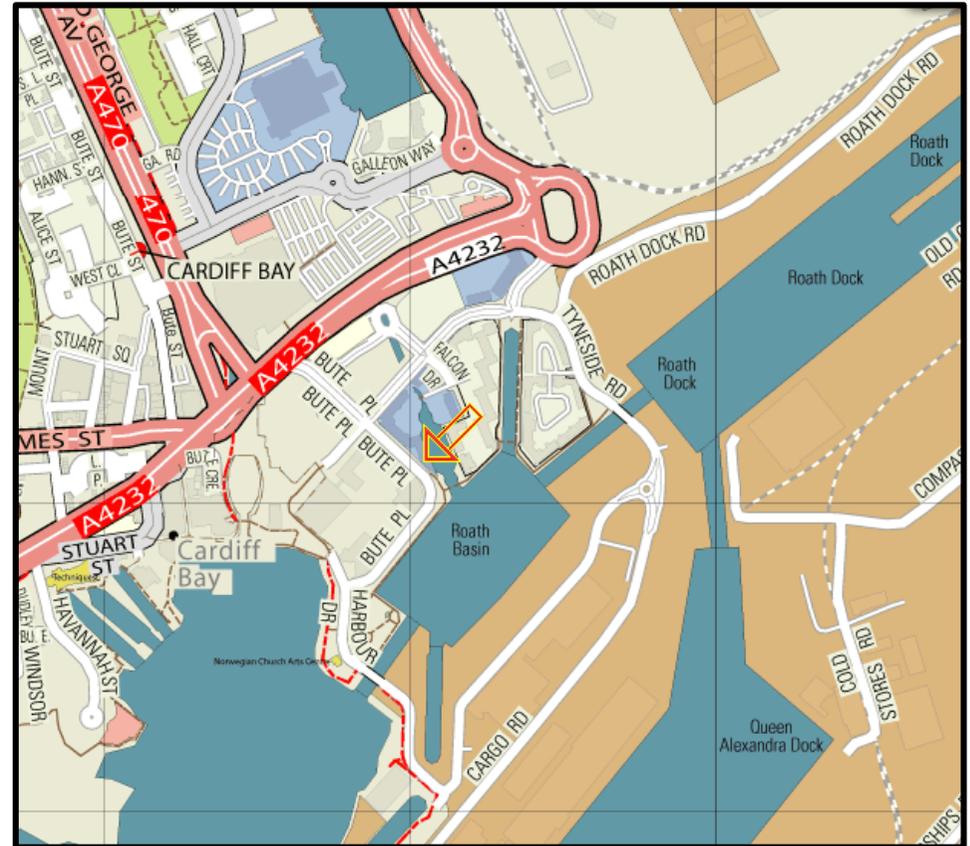


Location.

The property is located in heart of Cardiff Bay on the ground floor of Discovery House, forming a major part of Parmer Cardiff Waterside and located opposite the National Assembly for Wales building.

Parmer Cardiff Waterside is already home to some of the nation's best-known companies as well as institutions such as the National Assembly for Wales, and the Welsh offices of the UK Government and the European Commission.

Tenant's in the immediate locality include Atradius, Lloyds Bank, KPMG and ITV amongst circa 400,000 sq ft of office space.



Source: streetmap.co.uk

Rental Terms.

The property is available by way of a new lease on terms to be agreed.

Quoting Rental.

£12,000 per annum (excluding VAT)

EPC.

Details are available upon request.

Rateable Value.

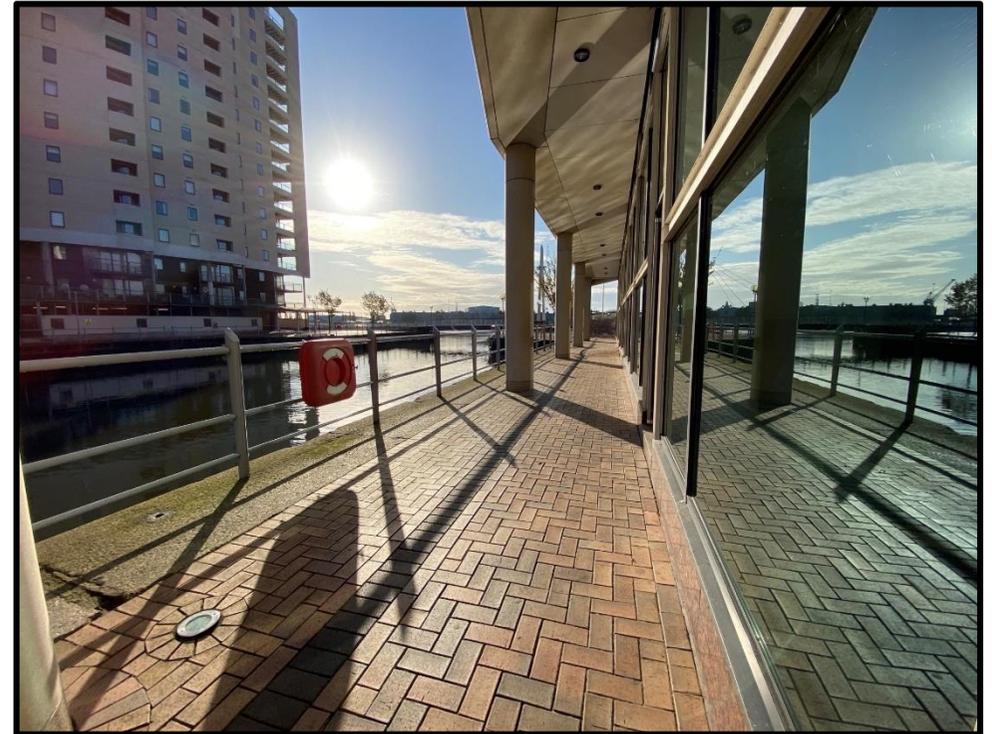
The current Rateable Value is £9,500 with a Rates Payable (2020/21) of £5,082.50. The property will benefit from small business rates relief. Interested parties are advised to verify this with the local council.

VAT.

VAT will be payable on the occupational costs.

Service Charge.

The ingoing occupier will be responsible for a proportion of the service charge cost in maintaining the common parts of the estate.



Contact.

For further information, or to arrange a viewing, please contact the sole agents.



Cardiff

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October 2020 - SUBJECT TO CONTRACT

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Particulars dated [Oct 2020]. Photographs and videos dated [Sept 2020].

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