



12  
Wharton  
Street

Cardiff CF10 1AG

**A3 BAR / RESTAURANT**  
To Let



# Location

The property is situated on Wharton Street, adjacent to The Hayes, Cardiff's prime retail pitch. The property is located next to Cotswold Outdoors and Waterstones. Other retailers within the immediate vicinity include Ace & Tate, Hugo Boss, Fred Perry, Urban Outfitters as well as high quality restaurants such as Gaucho, The Ivy, The Ivy Asia, Giggling Squid and Wahaca.

Located directly opposite the subject property is the redevelopment of House of Fraser to include new public realm and mixture of retail, leisure, office and residential uses.

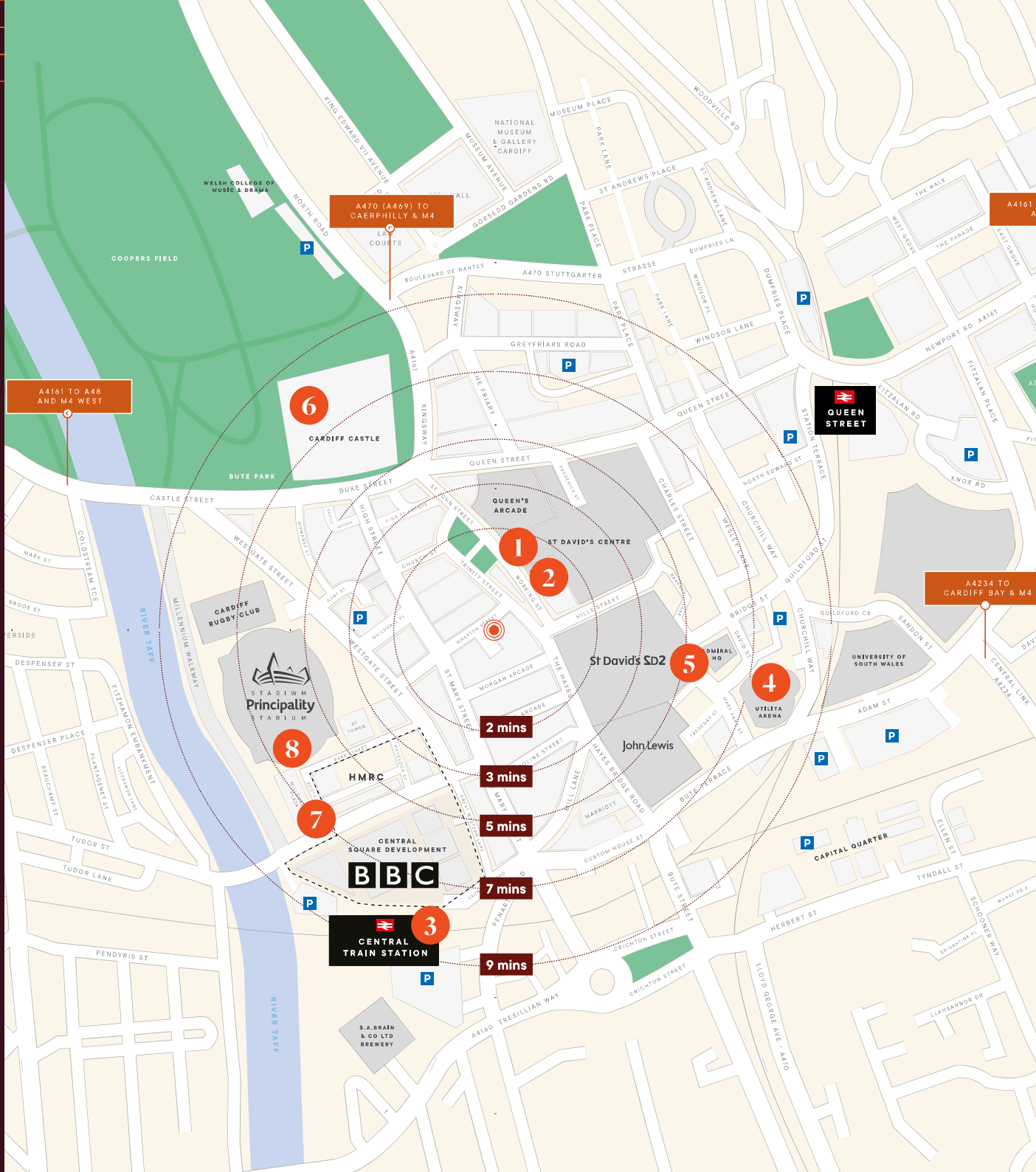
## 12 Wharton Street

2 mins --- 1 --- St David's Hall --- 2 --- St David's Shopping Centre

**Quick access to Cardiff's central retail and leisure**

7 mins --- 3 --- Cardiff Central --- 5 --- Cineworld  
 4 --- Utilita Arena --- 6 --- Cardiff Castle

9 mins --- 7 --- Vue Cinema --- 8 --- Principality Stadium







Cardiff Bay

Cardiff and Vale College

The Marl

Noor El Islam Mosque

12 Wharton Street

Cardiff Central Train Station

Principality Stadium

John Lewis

THE IVY ASIA CARDIFF

THE IVY CARDIFF RESTAURANT & BAR

Mill Lane

*Signature*

Royal Arcade

St Mary's Street

St David's Shopping Centre

GAUCHO

Morgan Arcade

House of Fraser – to be redeveloped

The Hayes

St David's Hall

Museum of Cardiff  
Interactive history of the city

High Street

Castle Arcades

Queens Arcade

Queen Street

Cardiff Castle

← Capitol Shopping Centre & Queen Street Train Station



# Description & Accommodation

The premises are arranged over basement, ground and first floor levels and comprise the following approximate gross internal floor areas:-

Ground Floor Sales	2,313 sq ft	214.9 sq m
First Floor Ancillary	2,231 sq ft	207.3 sq m
Basement Ancillary	1,464 sq ft	136 sq m

# Planning & Licensing

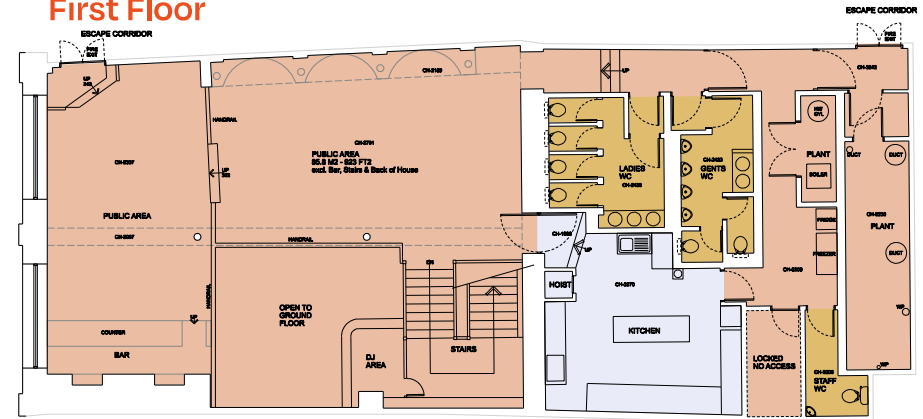
The premises benefits from A3 Bar & Restaurant consent with a full premises licence. Details available on request.

# Lease Terms

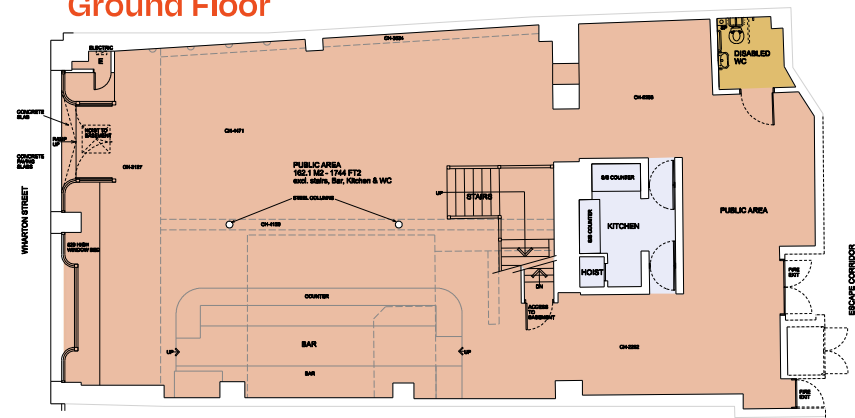
The property is available to let on a new lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.



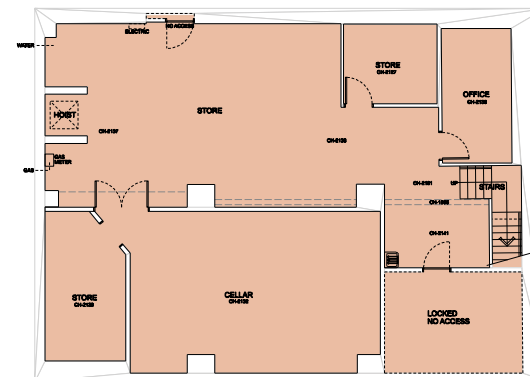
## First Floor



## Ground Floor



## Basement



### Key

- Public Area
- Kitchen
- Toilets

# Rates

From our enquiries of the local Rating Authority we understand the property has been assessed for rates as follows:-

<b>Rateable Value</b>	<b>£83,000</b>
<b>Rates Payable (2019/20)</b>	<b>£40,919</b>

We recommend that interested parties make their own enquiries to confirm these figures.

# VAT

All figures quoted are strictly exclusive of VAT where applicable.

# EPC

The property has an EPC rating of G160. The Energy Performance Certificate for the premises is available on request.

# Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

# Service Charge

A service charge is applicable. Details available on request.

# Rent

Upon Application.

# AML

A successful tenant will be required to provide the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.

# Contact

Strictly by appointment through the joint letting agents, contact:

**Owen Cahill**  
Tel: 07824 638338  
owen@ejhales.co.uk



**David Toubian**  
Tel: 07775 627204  
david@toubianconsulting.com



Subject To Contract

Misrepresentation Act

EJ Hales 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 intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

All descriptions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as either statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All dimensions are approximate.

No persons in the employment of Messrs EJ Hales has any authority to make or give any representation or warranty whatsoever in relation to this property.

All correspondence regarding this offer is subject to contract.

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