



Tenure

Freehold.

Location

Cardiff, the capital city of Wales, has a population of some 270,000 and is a thriving retail and commercial centre. The city serves as the centre for government, professional and financial organisations in the region. The city is served by the M4 motorway and benefits from regular InterCity rail services. The property is situated on the west side of St Mary Street, a popular retail and restaurant /bar location in the city centre, close to the junction with Guildhall Place. Occupiers close by include Prezzo, Barclays, Howells Department Store, Sainsbury's Local, Ladbroke's, Tesco Express and a number of pubs, bars and restaurants.

Description

The property is arranged on basement, ground and four upper floors to provide a ground floor restaurant with further customer seating and WCs on part of the first floor and staff ancillary accommodation in the basement. The remainder of the first to fourth floors provide nine ensuite hotel rooms which are separately accessed from the front.

The property provides the following accommodation and dimensions:

Restaurant		
Gross Frontage	5.20 m	(17' 1")
Net Frontage	3.30 m	(10' 10")
Shop Depth	19.45 m	(63' 9")
Built Depth	21.25 m	(69' 8")
Basement	27 sq m	(291 sq ft)
Part First Floor	31 sq m	(334 sq ft)
Hotel		
Part First to Fourth Floors – 9 Ensuite Rooms		

Tenancy

The entire property is at present let to PRIME WALES (CARDIFF) LIMITED for a term of 7 years (less one day) from 26th March 2010 at a current rent of £36,400 per annum, exclusive of rates. The lease provides for fixed rent reviews in 2013 and 2016 and contains full repairing and insuring covenants. The rent shall be reviewed to: £41,600 per annum on 26.03.2013, and £46,800 per annum on 26.03.2016.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@alltop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 94 Cardiff**.

Cardiff

108 St Mary Street South Glamorgan CF10 1DX

- **Freehold Restaurant and Hotel Investment**
- Comprises a restaurant/takeaway with nine en-suite hotel rooms above
- Situated in the city centre in an established retail and leisure location
- Lease expires 2017
- Fixed rental increases in 2013 & 2016
- Current Rent Reserved

£36,400 pa
(rising to
£41,600 pa in 2013)

**On the Instructions of R Murphy
& P Glenn acting as Joint LPA
Receivers**

**SIX WEEK COMPLETION
AVAILABLE**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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