

LORD BUTE

36 JAMES ST, CARDIFF CF10 5EY

ATTRACTIVE FREEHOLD PUBLIC HOUSE
AVAILABLE FOR SALE WITH VACANT
POSSESSION OR TO LET

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HIGHLIGHTS INCLUDE:

- Freehold public house with vacant possession
- Property arranged over ground, basement, first and second floor
- Three bedroom managers accommodation at second floor
- Prominent corner position along James Street
- Short distance from Wales Millennium Centre within Cardiff Bay
- **Guide Price: Offers in excess of £400,000 for our clients freehold interest with vacant possession**
- **Guide Rent: Offers invited for a new free of tie lease**

LOCATION

The property is located in Cardiff, 1.6 miles (2.6 kilometres) south of the city centre and 12.3 miles (19.8 kilometres) southeast of Newport.

The public house is situated fronting James Street (A4119) a main road leading to towards the Wales Millennium Centre which hosts music and cultural events such as the Welsh National Opera. The property is located 0.2 miles (0.3 kilometres) from Cardiff Bay Train Station which provides services to Cardiff Queen Street Station in approximately 10 minutes. The surrounding area is predominantly residential.

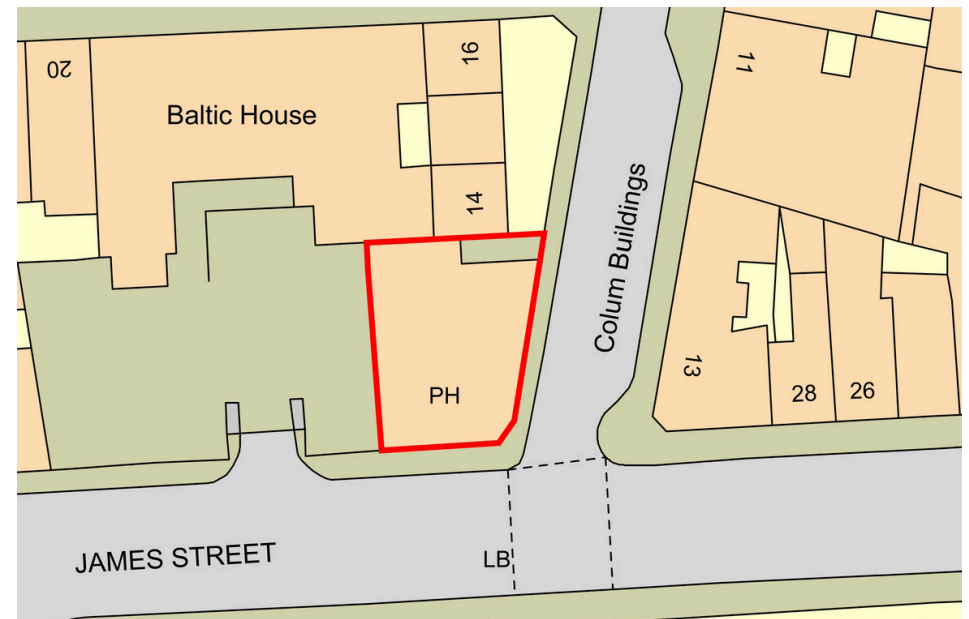
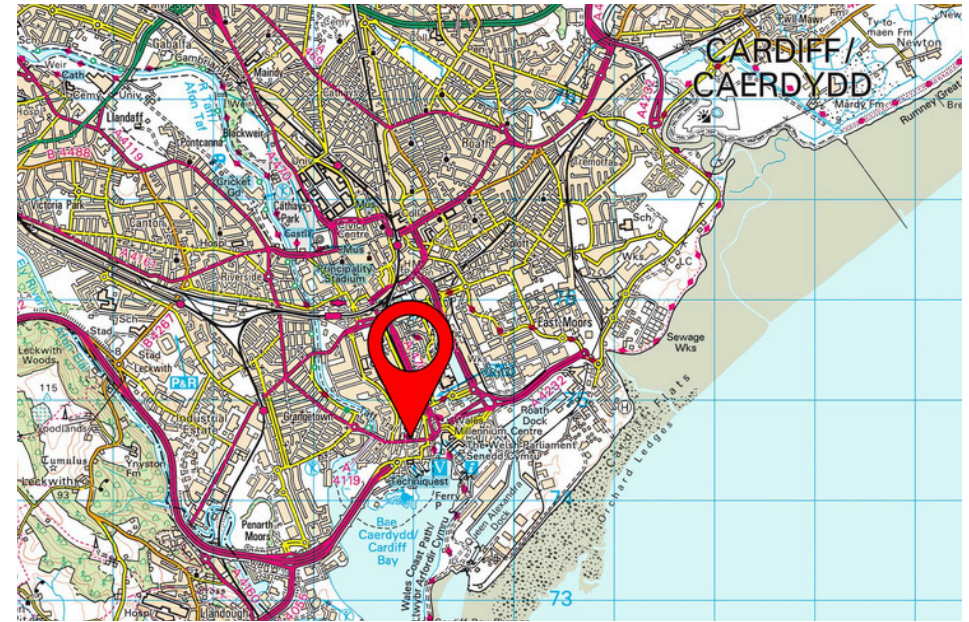
DESCRIPTION

The property is a detached three storey corner building, above basement, with painted front and side elevations beneath a multi-pitched tile roof.

LINKS

[GOOGLE STREET VIEW](#)

[BIRDS EYE VIEW](#)



ACCOMMODATION

Ground Floor: The ground floor provides an open plan trading area with a central bar servery and seating on loose tables, chairs and benches for approximately 32 customers. Ancillary areas include customer WC's and a managers office.

First Floor: The first floor comprises of an additional trading area accessed via a central stairwell which provides a separate bar servery with further seating for approximately 32 customers on loose tables, chairs and benches. Ancillary areas include a trade kitchen, three storage cupboards and a staff WC. In addition, there is an external trade terrace which provides seating on loose chairs and tables for 15 customers.

Second Floor: The second floor provides former manager's accommodation, comprising three double bedrooms, a kitchen, bathroom and manager's office.

Basement: The basement provides additional ancillary storage and beer cellar.

TENURE

The property is held freehold (Title Number WA672195) as outlined in red on the above promap.

LICENSING

The property has the benefit of a Premises Licence which permits the sale of alcohol at the following times:

- Friday - Saturday: 10am to 12:30am
- Sunday - Thursday: 10am to 11:30pm

PLANNING

The property is not a listed building however, it is situated within the Mount Stuart Square Conservation Area and is located within a Flood Zone (Zone 3).

VAT

VAT will be chargeable in addition to the purchase price or agreed rent.

PHOTOGRAPHY

The photography was taken when the property was fully fitted however, the fixtures and fittings have since been removed.



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RATEABLE VALUE

2023 - £11,250

TERMS

We are instructed to invite offers in excess of £400,000 for our clients freehold interest with vacant possession. Alternatively, the property is available on a new lease on terms to be agreed.

FIXTURES & FITTINGS

The fixtures and fittings are excluded from the sale and have since been removed from the property.



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MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers/tenants. Prospective purchasers/tenants will need to provide proof of identity and residence.

VIEWINGS

For further information and all viewing requests please contact the sole selling agents Savills.

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