

TO LET - OFFICE

9-11 THE HAYES

Cardiff, CF10 1AH



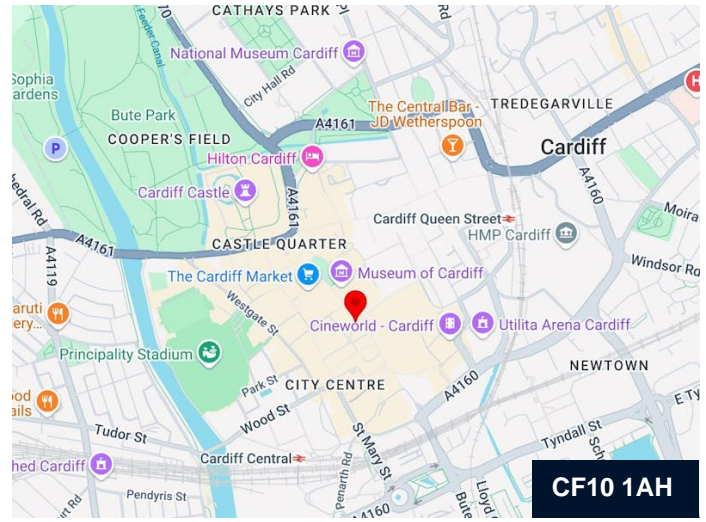
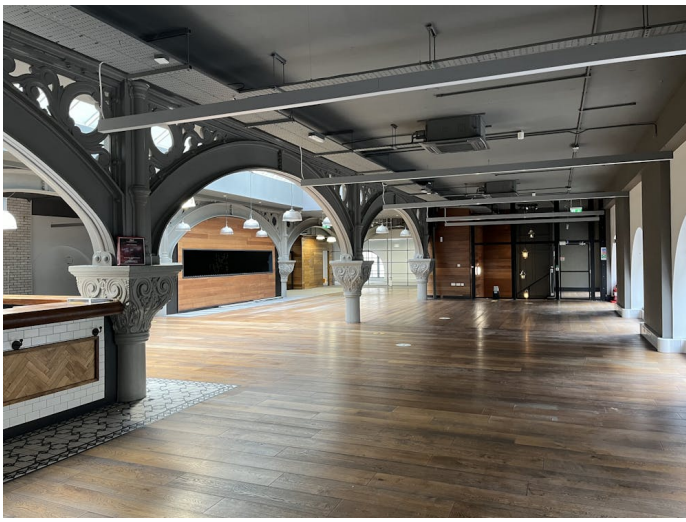
Key Highlights

- 11,306 Sq Ft
- Could be suitable for alternative uses (subject to planning)
- Heating/Cooling
- Loft Style Offices
- Located in the heart of the prime retail area
- Lift
- Kitchen/Breakout Area

2 Kingsway
Wales CF10 3FD

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Description

The property comprises first and second floor accommodation that was originally developed as a restaurant (previously occupied by Lobster & Burger) and subsequently thoughtfully re-configured to office space, retaining features such as the hard wood flooring and period architectural characteristics.

The accommodation is largely open plan with individual glazed offices off the main area. A variety of WC and staff facilities are provided within the proposed demise. A kitchen and breakout area are located in the open plan space, forming part of the original bar of the restaurant space. The accommodation is highly specified with modern air conditioning and lighting.

Whilst the accommodation is currently configured for use as offices, the property could be put back to use as a restaurant/bar, subject to change of use. Our client will consider interest as offices or a restaurant/bar.

Location

The property forms part of 9-11 The Hayes, a corner plot with frontage to the Hayes and Hills Street. Hills Street leads to one of the entrances to Cardiff's main shopping centre, St David's. Occupiers in the direct vicinity of the property include Miller & Carter (ground floor of the same building), Hugo Boss, Fred Perry, Waterstones Books, Starbucks and TK Maxx.

The property is accessed directly Hills Street into a self-contained foyer with stairs and passenger lift access to the first floor.

Contact

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Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	8,436	783.73	Available
2nd	2,870	266.63	Available
Total	11,306	1,050.36	

Lease Terms

The property is available on a new effective full repairing and insuring lease on terms to be agreed.

Service Charge

A service charge will be payable in relation to the repair and maintenance of the building and common parts of which the property forms part. Service charge amount TBC

Rateable Value

We have been informed via an online enquiry with the Valuation Office, that the property has a rateable value of £135,000 (1 April 2023 to present).

UBR for Wales 2024/25 is 0.562p in the £. (Rates payable £75,870)

EPC

D Rating

Viewing

Via Savills or Joint Agents Hunt and Thorne (01792 776600)

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