

100 & 101 ST MARY STREET

Cardiff, CF10 1DX



Key Highlights

- St Mary Street is the prime A3 pitch in Cardiff City Centre and forms part of Cardiff's leisure circuit, close to the Principality Stadium which hosts major sporting and entertainment events.
- The large resident population of the City is boosted by a student demographic of c.50,000.
- Cardiff welcomes over 20 million visitors annually.
- Potential for external seating, subject to a separate Agreement with the Local Authority.
- The street has a vibrant all day/evening trade with an exciting mix of local, regional and international brands. Notable occupiers in close proximity include Wok to Walk, Bird + Blend, McDonalds, Mrs Potts Chocolate House, Taco Bell, Popworld, Flight Club and Black Sheep Coffee.
- The unit may suit retail or food & beverage use, subject to securing the necessary consents.
- 100 St Mary Street available Q2 2026
- 101 St Mary Street available Q4 2026

SAVILLS BRISTOL
Dock House, Welsh Back, Bristol BS1 4SB

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DESCRIPTION

100 St Mary Street (left hand premises) comprises a ground floor lock-up. 101 St Mary Street (right hand side) comprises ground and a full height basement (with internal access and separate access to street level). Both units benefit from rear servicing. An extraction route can be agreed, should an incoming tenant need to install ducting.

RATEABLE VALUE

100 St Mary Street / £17,250 (April 2026)

101 St Mary Street / £23,750 (April 2026)

Interested parties are advised to make their own enquiries with the Local Rating Authority.

Name	Ground Floor	Basement	Rent (PAX)
100 St Mary Street (LHS)	811 sq ft	N/A	£30,000
101 St Mary Street (RHS)	632 sq ft	1,284 sq ft	£35,000

RENT

Rent is payable quarterly in advance and excludes Service Charge, Buildings Insurance, Business Rates, VAT and all other occupational costs.

SERVICE CHARGE

100 St Mary Street / £1,084 per annum

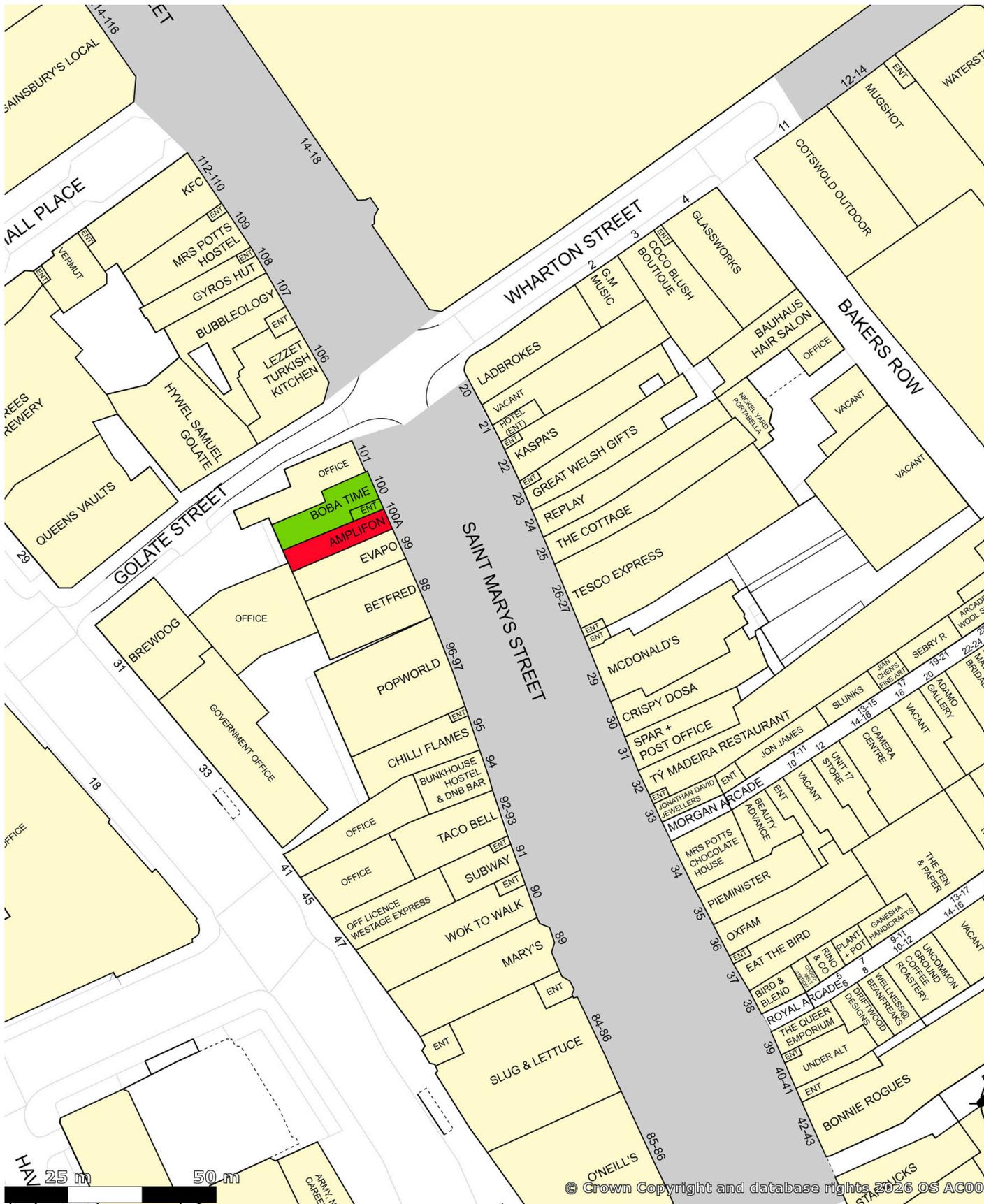
101 St Mary Street / £3,164 per annum

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TERMS

The premises are available on effectively new Full Repairing and Insuring Leases for a term of years to be agreed, subject to an upward only Rent Review at the expiry of each fifth year of the term.

COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VIEWINGS & FURTHER INFORMATION

Please contact the appointed Leasing Agent, Savills for further information and to discuss your requirement.

CONTACT

For further information please contact:

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