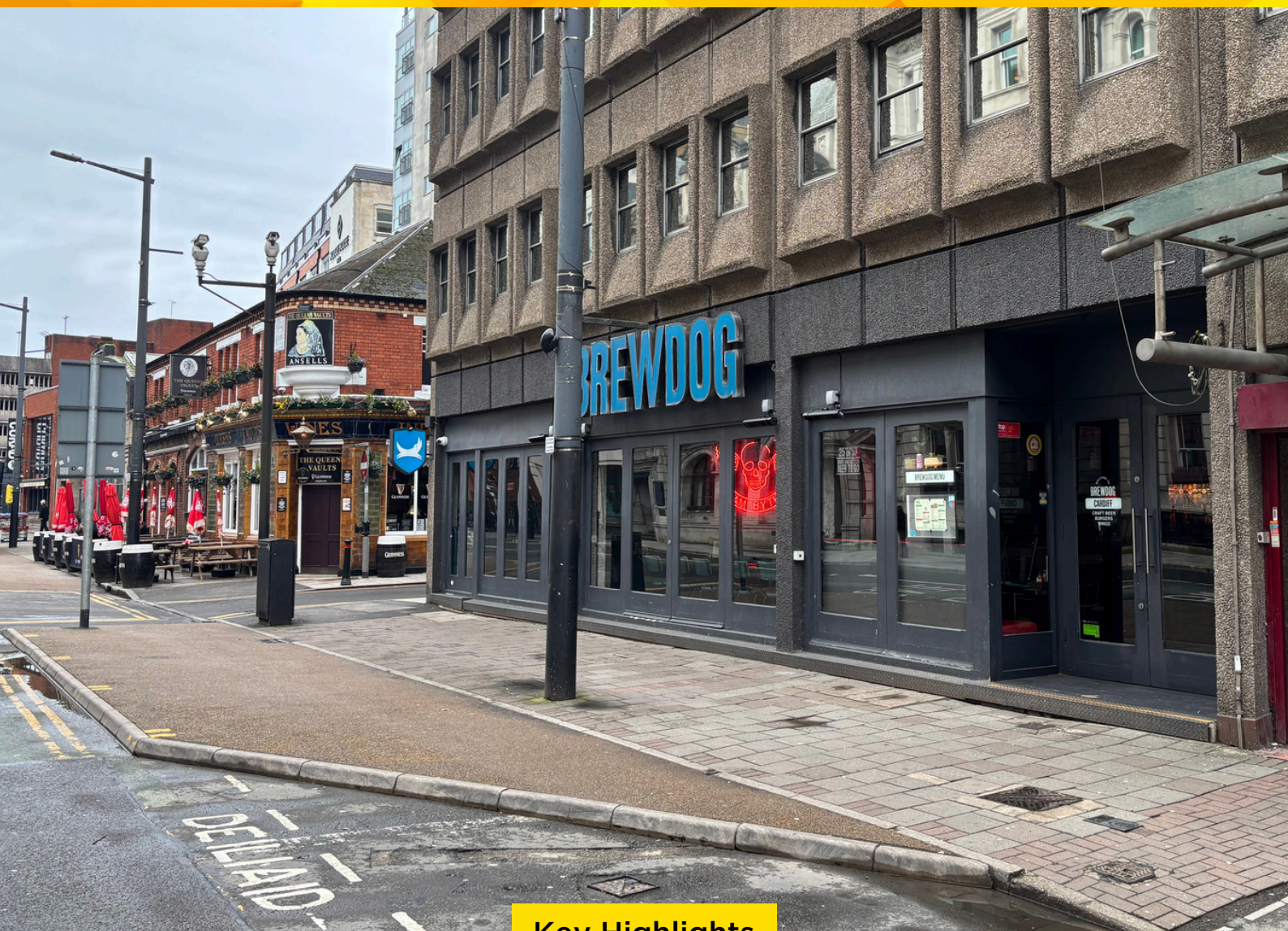


A3 UNIT TO LET SUBJECT TO VACANT POSSESSION

31 WESTGATE STREET

Cardiff, CF10 1EH



Key Highlights

- Westgate Street forms part of Cardiff's prime A3 circuit.
- The subject unit is located opposite the Principality Stadium (formerly known as the Millenium Stadium) which hosts major sporting and live events throughout the year.
- Potential for external seating, subject to a separate Agreement with the Local Authority.

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DESCRIPTION

The property comprises a prominent corner location on Westgate Street, which forms part of the City's established A3 circuit and is opposite the Principality Stadium.

Nearby occupiers include a strong mix of bars, restaurants and hotels, alongside a sizeable and well-established office population.

The unit is split over ground and basement levels with trading accommodation on both levels.

A copy of the Premises Licence and be provided upon request.

AREAS

Description	Sq Ft	Sq M
Ground Floor	1,842	171.12
Basement	1,263	117.33
Total	3,105	288.45

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RATEABLE VALUE

£32,000 (April 2026)

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

RENT

£50,000 per annum exclusive.

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

SERVICE CHARGE

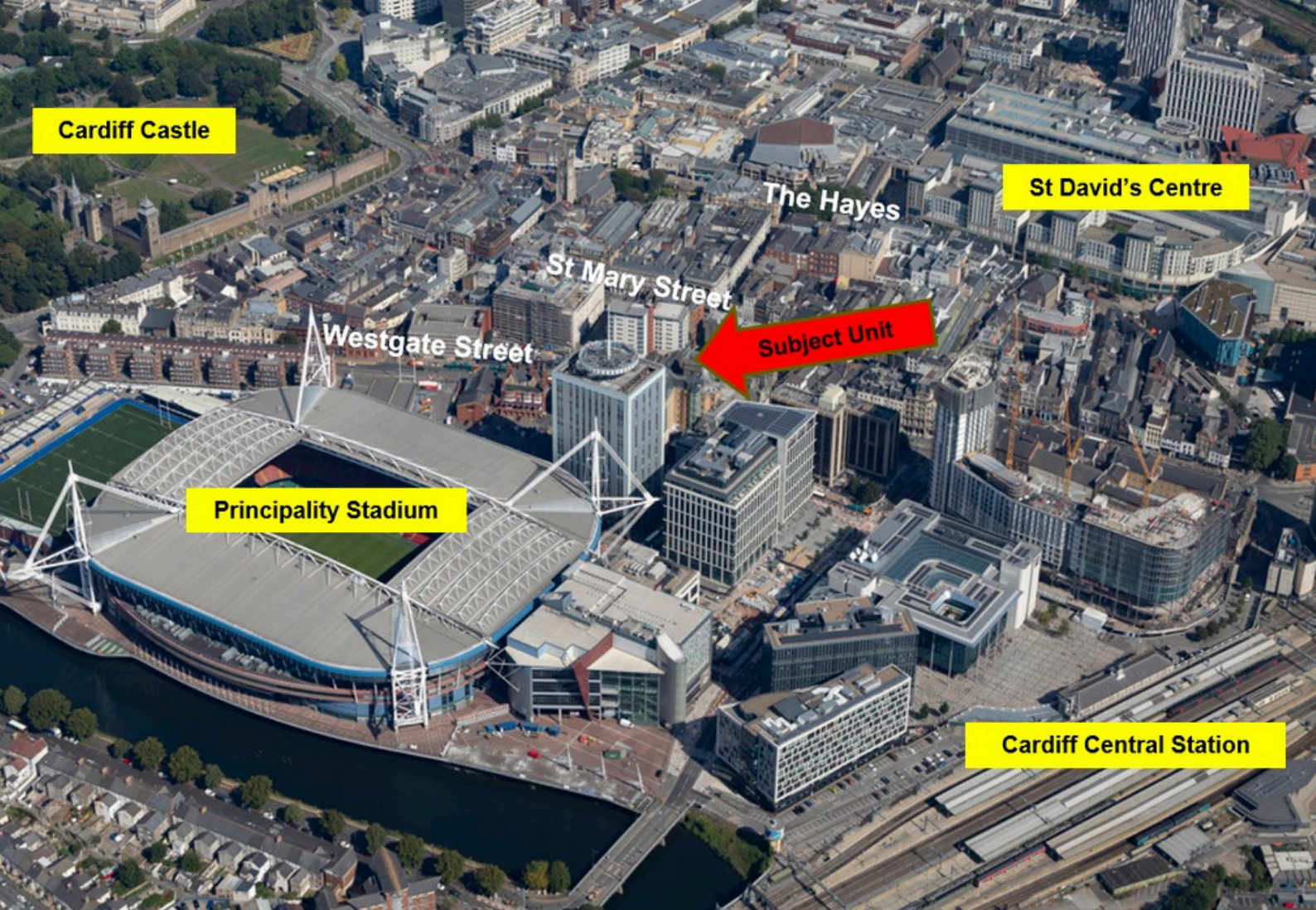
TBC

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TERMS

The premises are available by way of a new 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:

Chris O'Mahony

comahony@savills.com
07870 555 988

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