

# UNIT 2, 9/11 THE HAYES

CARDIFF | CF10 1AH

HUNT &  
THORNE  
CHARTERED SURVEYORS



**OFFICE ACCOMMODATION  
TO LET**

- PRIME CITY CENTRE LOCATION ADJ TO ENTRANCE OF ST DAVID'S
- HIGH SPECIFICATION 1<sup>ST</sup> AND PART 2<sup>ND</sup> FLOOR ACCOMMODATION WITH BESPOKE ARCHITECTURAL DESIGN
- CHANGE OF USE BACK TO A RESTAURANT CONSIDERED (STANC)
- FIRST FLOOR 8,436 SQ FT, PLUS SECOND FLOOR 2,870 SQ FT
- ASKING RENT - £165,000 PAX

## 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 off the pavement of Hills Street into a self-contained foyer with stairs and passenger lift access to the first floor.



## 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.

## ACCOMMODATION

Net Internal Floor Areas:

GROUND FLOOR (ENTRANCE LOBBY AND LIFT)	-	-
FIRST FLOOR	783.72	8,436
SECOND FLOOR	266.63	2,870
<b>TOTAL:</b>	<b>1,050 SQ M</b>	<b>11,306 SQ FT</b>

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite 3, First Floor Copper Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9FG

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

## 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

Rating – D

Cert 0790-6924-0368-5094-3064

## LEASE TERMS

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

## SERVICE CHARGE

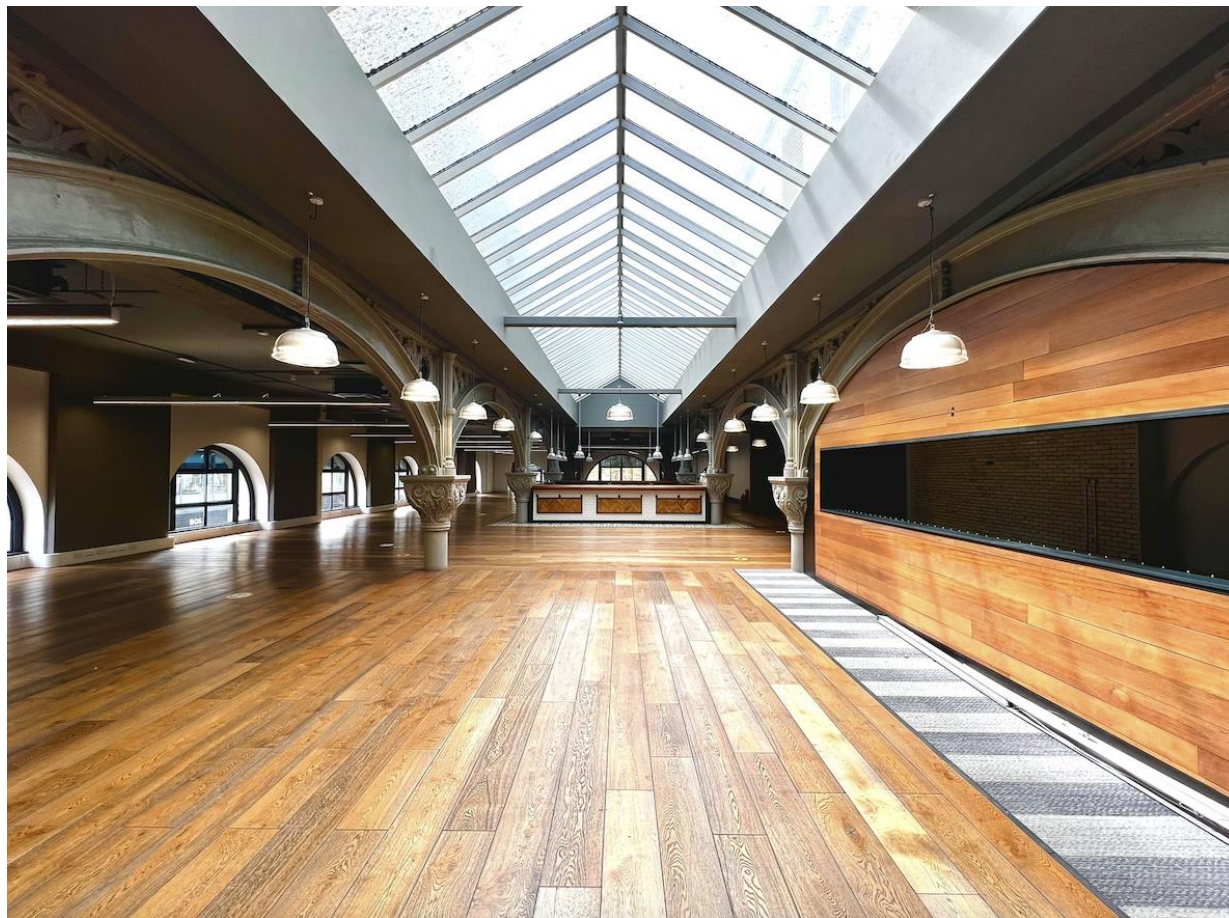
A service charge will be payable in relation to the repair and maintenance of the building and common parts of which the property forms part. Service charge amount TBC

## RENT

Asking rent £165,000 pax

## VAT

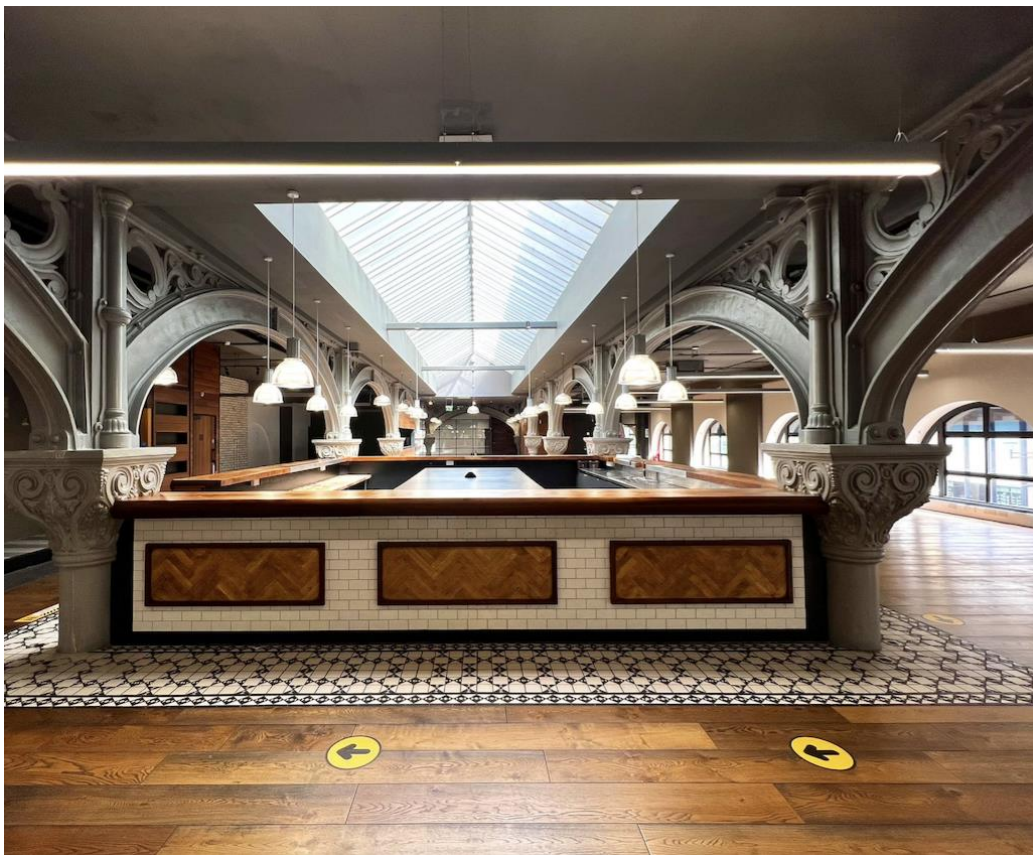
All prices are quoted exclusive of VAT. Our client reserves the right to charge VAT on all payments.



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## FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole letting agents Hunt & Thorne Chartered Surveyors.

### WILL HUNT

will@huntandthorne.com  
07557 090164

### MATTHEW SIMS

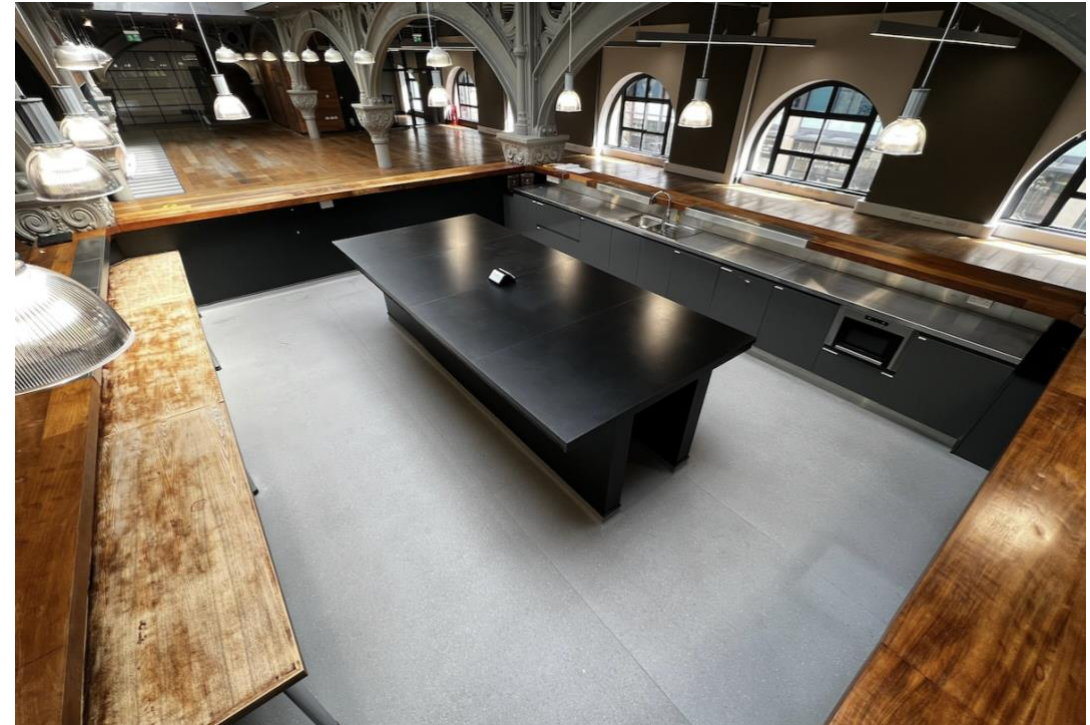
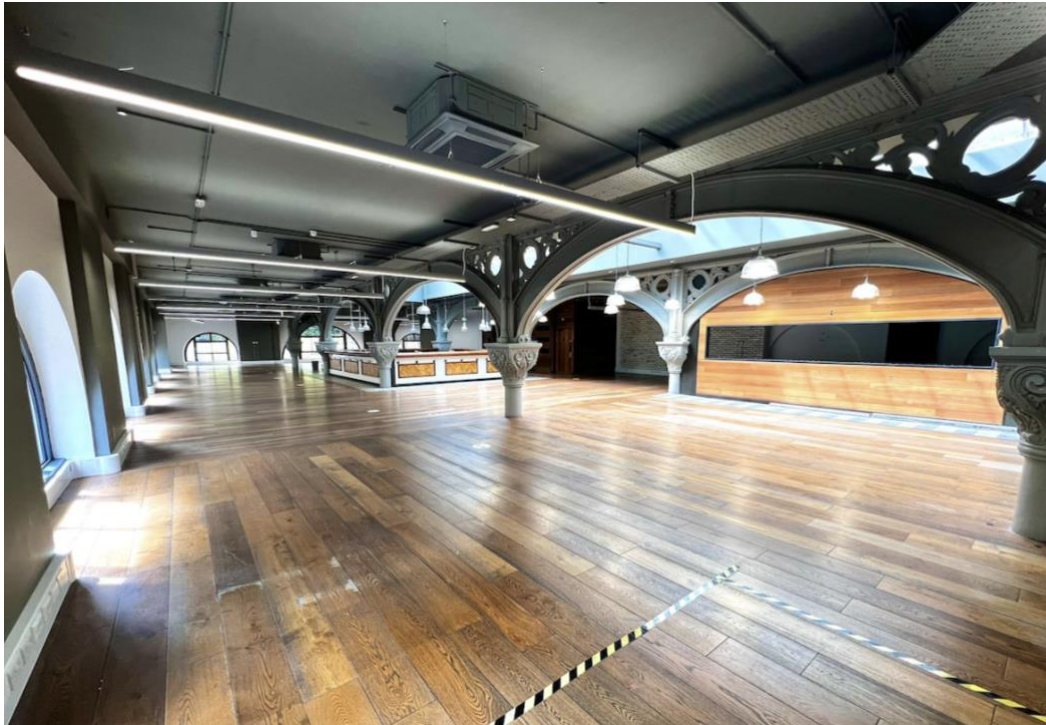
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April 2024

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