

# Barrage Café Leasing Opportunity

## Property Particulars



**All offers must be received no later than  
Friday 2<sup>nd</sup> July 2021**

This document is available in Welsh / Mae'r ddogfen hon ar gael yn Gymraeg



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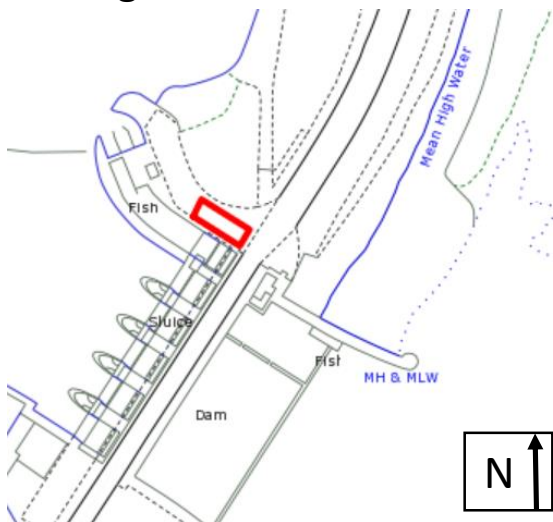


# STRATEGIC ESTATES DEPARTMENT

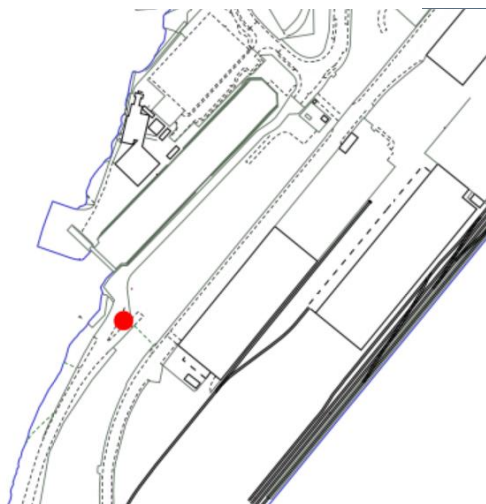


## Locations

### Barrage Cafe



### Site B (Optional)



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## **Introduction**

Cardiff Council's Strategic Estates Department would like to invite interested operators to tender for the opportunity to trade at the Barrage Café, as well as an optional additional site (Site B) on the barrage.

## **Background**

The Barrage Café opened in April 2018. Cardiff Bay Barrage is a popular walking, cycling and running route for residents of Cardiff & Penarth, as well as tourists. Footfall is very high in the summer and there is regular usage in winter months also.

## **Location**

Site locations for this opportunity have already been identified as shown on the next pages.

## **Utilities**

The café has electricity, water and telecommunication services, however, there are no fixed services at Site B.

## **Site Usage Figures**

Interested parties are encouraged to spend time at the trading locations in order to assess levels of footfall and identify peak times, however, footfall figures can be found in the Barrage Café Information Pack.

## **Trading**

The tenant must be available to trade from the premises within normal daylight hours, Monday to Sunday. The tenant can keep the premises closed for trading for up to 5 days throughout the contractual period, for whatever purpose, without penalty.

However, if the Operator fails to trade on more than 5 days unless by prior written agreement by Cardiff Harbour Authority, they will be in breach of lease and the Council can exercise a break clause.



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Internal photos of property:



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## Proposed Key Commercial Terms

Term	A lease of a minimum 5 year period (FRI)
Premises	Barrage Café (optional mobile site)
Rent	Guide figure – £20k +VAT. To be determined by tender submissions.
Insurance	The tenant to be responsible for obtaining adequate public liability insurance.
Litter	The tenant to be responsible for clearing litter in the area defined in Appendix 4 of the “Barrage Café Information Pack”
Trading Rights	The licensee will be have sole trading rights on the trading sites.
Food Safety	The operator must be able to achieve and maintain a rating of at least 3/5 from the Food Standards Agency
Sites	Sites are to be taken as seen, with any potential works to be carried out by the tenant. All works are subject to Cardiff Council prior approval.
Waste	Waste is to be disposed of in pre-agreed commercial waste areas, and not to be placed in public litter bins.
Alcohol	The trade of alcohol and tobacco will not be permitted without prior written consent from the Council and the relevant licences obtained.
Rates	£11,500 per annum.
EPC	B - 49
Costs	The successful operator will make a contribution the Council’s reasonable surveyors fees amounting to £550 & legal fees tbc
Other	The tenant to be subject to such other terms and conditions as the Council’s Chief Legal Services Officer considers appropriate.
Barrage Café Information Pack	The Barrage Café Information Pack contains further information of proposed lease terms and obligations.

Lease terms to be agreed by way of HoTs with successful operator.

**If you wish to tender for the opportunity, it must be returned in the format outlined in the “Barrage Café Bid Pack”**

### Contacts:

David Jones (Graduate Surveyor)

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Where the Offeror is an incorporated “ body or ” association, the company secretary or a duly authorised director “ or trustee ” should sign. In the case of a partnership a partner should sign. In the case of an individual the proprietor should sign.

**This form of offer should not be detached and the whole document should be returned via recorded delivery in a sealed envelope to:**

**Giles Parker  
Head of Property  
Strategic Estates  
C/O EJ Hales  
28 Plas Windsor  
Cardiff  
CF10 3SG**

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If you require this document in Welsh please email the Strategic Estates inbox [propinfo@cardiff.gov.uk](mailto:propinfo@cardiff.gov.uk)

Also feel free to visit our Strategic Estates website [www.cardiffcouncilproperty.com](http://www.cardiffcouncilproperty.com)

Disclaimer:

1. The information above and contained within this document is given as a general outline only for the guidance of interested parties and does not constitute part of an offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any interested parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Cardiff Council has authority to make or give any representations or warranty whatsoever in relation to this property/land.
4. The Council reserves the right not to accept any offer received.



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