

# TO LET

1,087 SQ. FT. SELF CONTAINED CAFE UNIT WITH OUTSIDE SEATING AREA

029 2037 8921 

[fletchermorgan.co.uk](http://fletchermorgan.co.uk) 

25 Park Place, Cardiff CF10 3BA 



**Fletcher  
Morgan**

West Lodge, Bute Park, Cardiff CF10 1BJ



Outside Seating Area



Internal photos



Fletcher Morgan and the Vendor / Landlord take no responsibility for any error, mis statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither Fletcher Morgan nor anyone in their employ have any authority to make any representation or warranty in relation to the property. 23/01/2025







029 2037 8921



[fletchermorgan.co.uk](http://fletchermorgan.co.uk)



@FletcherMorgan



/FletcherMorgan



25 Park Place Cardiff CF10 3BA

### Location

The former Tea Rooms is located on Castle Street in the West Lodge at the entrance to Bute Park & Arboretum, near to Cardiff City Centre and Cardiff Castle. The park has numerous pedestrian access points, including Castle Street and Sophia Gardens.

The Tea Rooms are situated adjacent to the River Taff and a few hundred yards from the National Express Cardiff Bus Station, Cardiff Arms Park Rugby, Swalec Cricket Stadium and Sport Wales National Centre.

### Description

The subject property is a self-contained Café. The kitchen facilities include prep areas, storage cupboards and an extraction system. There are toilets and a gift shop.

Externally, there is a patio area which can accommodate 120 covers. The Water Taxi Stop is adjacent.

The Café is situated within the West Lodge of Cardiff Castle and was built in 1860. The building contains many architectural features.

Bute Park Visitors in 2024 - 2,146,975

The main gates to Castle Street are opened at dawn and closed at dusk.

### Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

|                        |   |                     |  |                    |
|------------------------|---|---------------------|--|--------------------|
| <b>GF tea room</b>     | = | <b>401 sq.ft.</b>   |  | <b>37.3 sq.m.</b>  |
| <b>GF kitchen</b>      | = | <b>302 sq.ft.</b>   |  | <b>28.1 sq.m.</b>  |
| <b>FF seating area</b> | = | <b>384 sq.ft.</b>   |  | <b>35.7 sq.m.</b>  |
| <b>TOTAL</b>           | = | <b>1,087 sq.ft.</b> |  | <b>101.1 sq.m.</b> |

The ground floor currently has 15 covers with a further 40 at first floor.

### Service Charge

A service charge will be payable as a reasonable contribution to the costs incurred by the Landlord associated with the upkeep and maintenance of the property. Further details are available from the agent.

### Tenure

The subject property is available on a Full Repairing and Insuring basis.

### Rent

**£25,000 per annum exclusive.**

**Rent is payable quarterly in advance.**

### Energy Performance Certificate

On application

### VAT

All figures quoted are exclusive of V.A.T. where applicable.

### Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.



On the instructions of  
Cardiff City Council



### CONTACT

Matthew Jones

029 2034 7054

07968 769325

/MatthewJones

[matthew.jones@fletchermorgan.co.uk](mailto:matthew.jones@fletchermorgan.co.uk)



Fletcher Morgan and the Vendor / Landlord take no responsibility for any error, mis statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither Fletcher Morgan nor anyone in their employ have any authority to make any representation or warranty in relation to the property.  
23/01/2025

