



**STRATEGIC ESTATES
DEPARTMENT**



Cardiff Council

**CENTRAL MARKET,
ST. MARY STREET, CARDIFF**



**Vacant Stall – TO LET
Stall 30, 32 and 34**

Cardiff Council invites expressions of interest from individuals wishing to lease a stall in Cardiff Central Market.



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



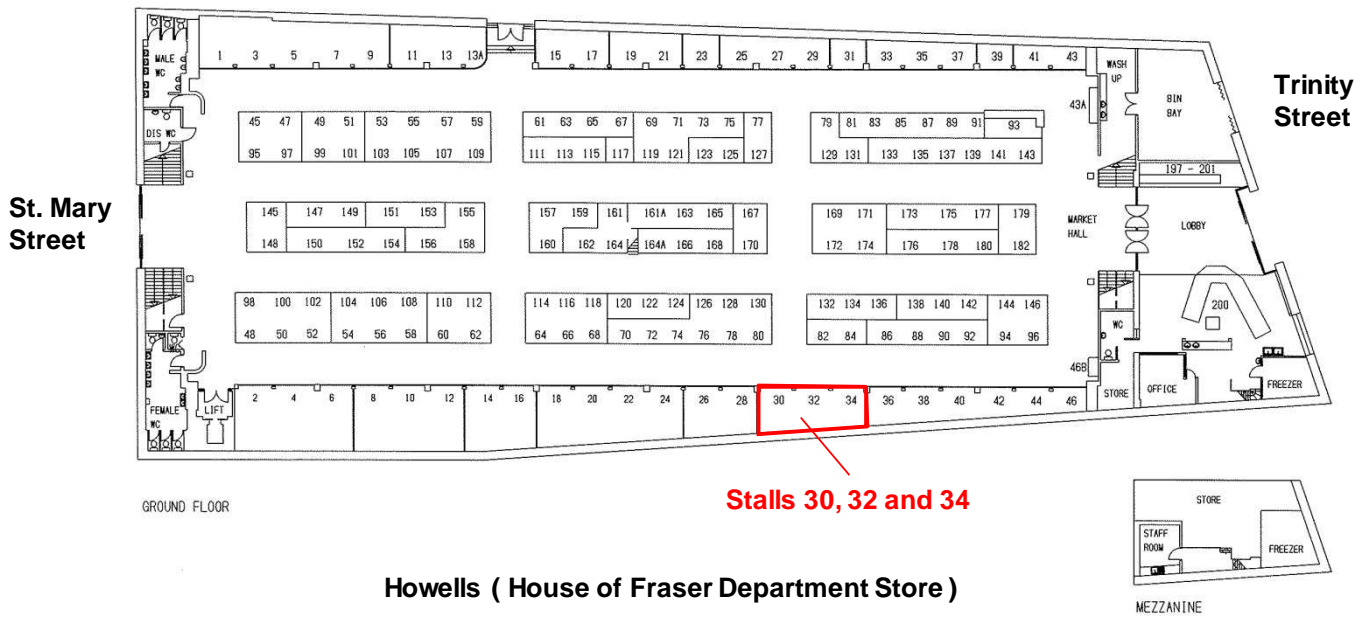


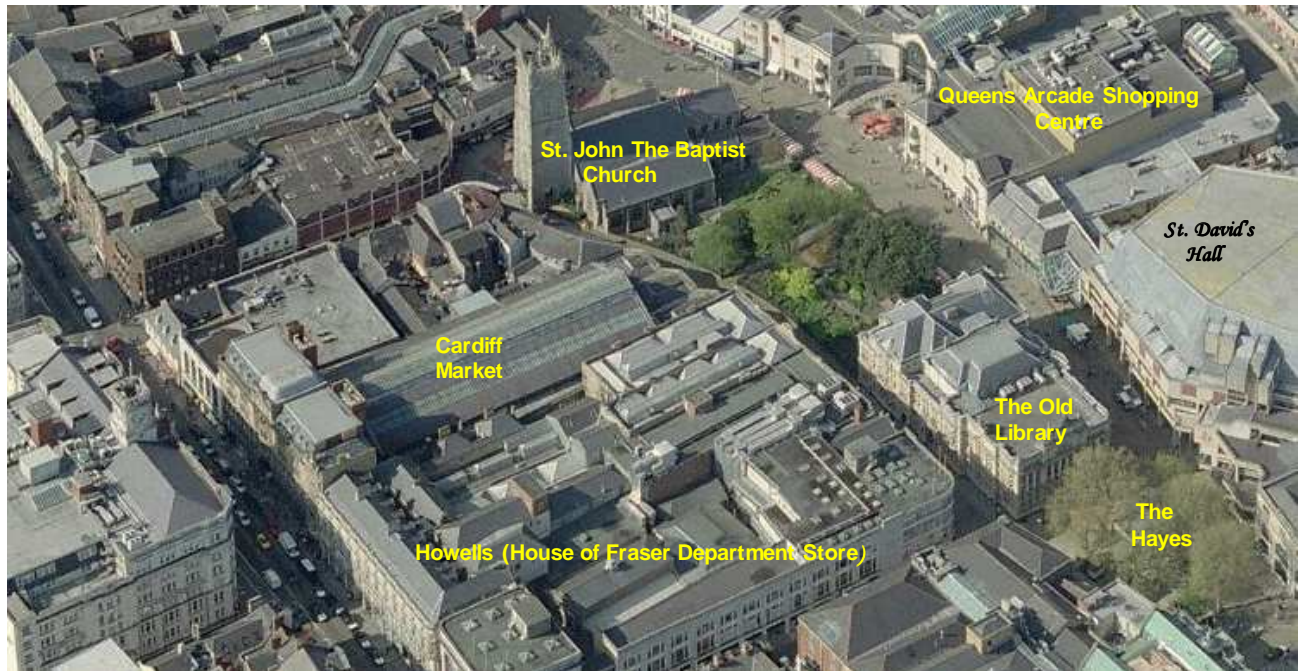
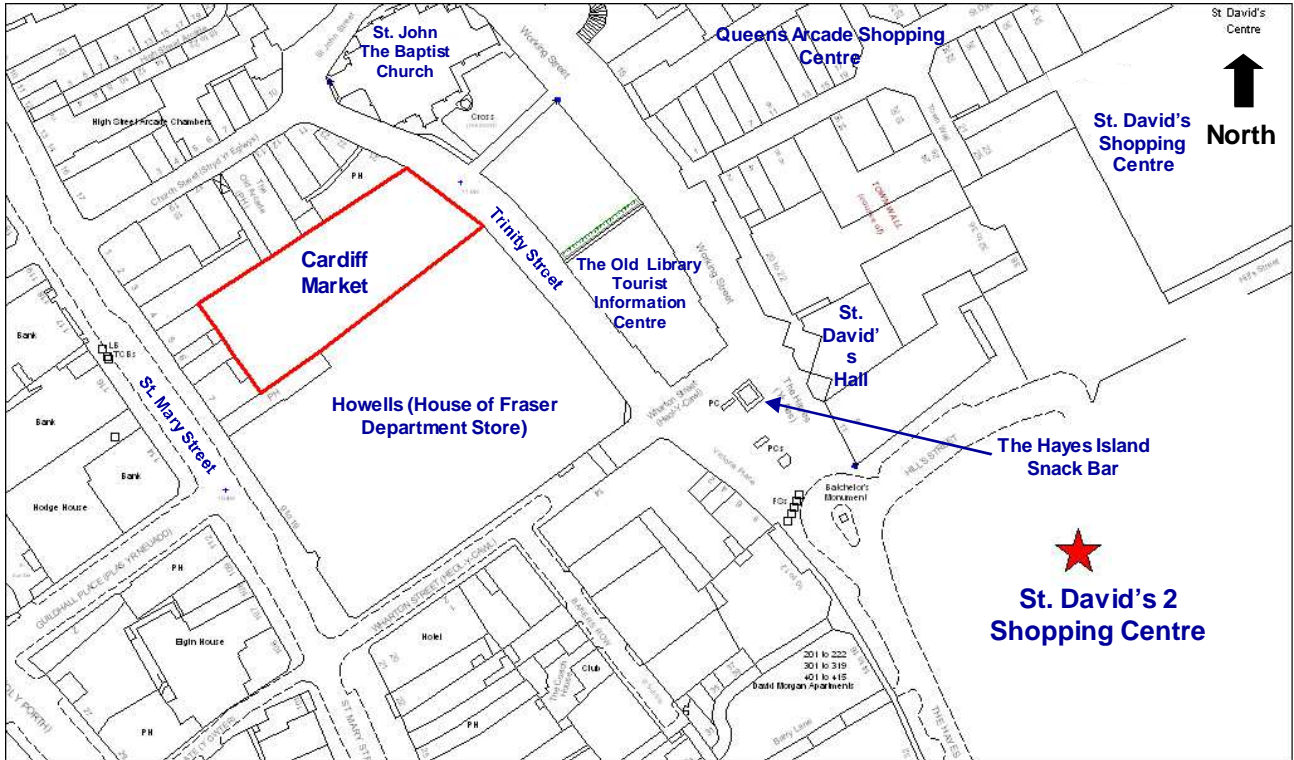
Location

The historic Central Market is situated between St. Mary Street and Trinity Street. It is adjacent to Howells (House of Fraser) Department Store in the heart of the city.

The St. David's Shopping Centres and St. David's Hall are nearby and the city's famous Victorian arcades such as Queens Arcade and Castle Arcade are within easy walking distance.

The stalls currently available, as listed in the Stall Availability Schedule on page 4, are on the ground floor with their specific locations shown edged in red for identification purposes on the plan below.







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Stall Availability / Rent / Service Charge

Stall 30

Floor Area = 79.76 sq. ft.
Rent per sq. ft. = £18.00
Service Charge per sq. ft. = £18.13
Weekly Rent = £27.61
Weekly Service Charge = £27.81
Weekly Total £55.42

Annual Rent = £1,435.68
Annual Service Charge = £1,446.05
Annual Total = £2,881.73

Stall 32

Floor Area = 75.67 sq. ft.
Rent per sq. ft. = £18.00
Service Charge per sq. ft. = £18.13
Weekly Rent = £26.19
Weekly Service Charge = £26.38
Weekly Total £52.58

Annual Rent = £1,362.06
Annual Service Charge = £1,371.90
Annual Total = £2,733.96

Stall 34

Floor Area = 71.47 sq. ft.
Rent per sq. ft. = £18.00
Service Charge per sq. ft. = £18.13
Weekly Rent = £24.74
Weekly Service Charge = £24.92
Weekly Total £49.66

Annual Rent = £1,286.46
Annual Service Charge = £1,295.75
Annual Total = £2,582.21

Stalls combined

Total floor area 226.90 sq. ft.
Total weekly rent = £78.54
Total weekly Service Charge £79.11
Weekly total = £157.66
Annual Rent = £4,084.20
Annual Service Charge = £4,113.70
Annual Total £8197.90





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Proposed Letting Terms

The tenant shall at all times conform to the Rules, Regulations and Byelaws for the time being in force in respect of the Market.

The Council is keen to promote the Market as a starting point for new businesses.

1. Term:

A standard lease, contracted out of the Security of Tenure Provisions of Part II of the Landlord and Tenants Act 1954, for an initial term of five years (from a date to be agreed) is offered. Under the lease the tenant would have the option to determine the lease on giving one month's notice in writing.

2. User:

The tenant shall not undertake at the stall any wholesale business or use the stall to sell goods by auction. The Council seeks to encourage variety of offer on the stalls and your proposed use should therefore not duplicate an existing use but should be compatible with the existing stalls. Please provide full details with your submission.

3. Rent:

The initial rent will be as set out in the stall availability schedule and is payable weekly in advance by standing order or another acceptable method such as via the Council's website. The rent will be fixed until 01st June 2016 when the next Market rent review comes into effect.

4. Repairs:

The tenant will be responsible for maintaining the interior of the stall including electrical apparatus, wiring and plumbing in good repair and condition. Regular Portable Appliance Testing (PAT) is required.

5. Insurance:

The tenant will be responsible for insuring the contents of the stall and shall not do or allow to be done in the stall anything which could prejudice or vitiate the Council's insurance of the Market.





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6. Indemnity:

The tenant shall indemnify the Council against all actions, claims, costs, damages, charges or proceedings arising out of or in connection with the tenant's use of the premises, and shall effect and maintain a policy in the minimum sum insured of five million pounds or such other sum as may from time to time be stipulated by the Council's Insurance Section, to provide such indemnity.

7. Service Charge:

The tenant shall pay to the Council as service charge rent all sums incurred by the Council in operating, running, maintaining and repairing the Central Market. The service charge is payable weekly in advance by standing order or another acceptable method such as via the Council's website. Service charges are reviewed annually.

8. Outgoings:

The tenant will be directly liable to the tenant's chosen providers for all charges for electricity, telephone and any other utilities serving the stall. All water is metered and stalls for trades requiring water supply in the stall (e.g. stalls serving or supplying food or food products) are fitted with sub-meters and the water and sewerage charges will be recharged either by invoice and/or via the service charges.

Since 11th January 2011 the tenant is directly liable for business rates levied on the stall. In addition the tenant will be liable pro rata via the service charge for rates levied on common areas and facilities within the Market.

9. Alterations:

The tenant shall take the stall in its current condition and at his/her own expense shall fit out the stall with such counter, furniture and fittings as may be necessary for the business of the tenant but otherwise shall not without the prior consent in writing of the Council make any alteration whatsoever to the stall. The stalls are currently fitted out for a butchery trade.

10. Fitness:

No warranty is given by the Council as to the fitness of the stalls for the prospective tenant's proposed use. Prospective tenants must satisfy themselves by inspection or otherwise as to the suitability or fitness of the stalls for their intended use. The stalls were previously used for a butchery business.





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11. Trading

The tenant shall trade only during the hours permitted by the Cardiff hours: Market Byelaws from time to time excluding any times where the market may be closed due to circumstances beyond the Council's control including, without prejudice to the generality of the foregoing, major works of repair, maintenance or improvement and industrial action. The Trading Hours are currently from 08.00 to 17.30 Monday to Saturday inclusive.

12. Nuisance:

The tenant shall not do or permit to be done on the stall anything which in the opinion of the Council may interfere with or be a nuisance or annoyance to the Council, the tenants of other stalls or members of the public. The stall may not be used for any illegal or immoral purpose.

13. Alienation:

The tenant shall not underlet, charge, part with or share possession of the stall or any part thereof.

The tenant shall not assign the stall without the prior written consent of the Council which shall not be unreasonably withheld provided that the Council may withhold consent if: -

- a) any amount due from the tenant is unpaid or
- b) in the Council's reasonable opinion the assignee is unlikely to be able to perform the tenant obligations under the lease; or,
- c) the assignee would have an interest in more than six stalls in the market

14. Break Option

The tenant will have the option to end the lease on giving to the Council one month's written notice.

15. Other:

The lease shall contain such other terms and condition as the County Solicitor may, at his sole discretion, consider appropriate for the protection of the Council's interests and those of its citizens.

16. Costs:

The tenant will be responsible for reimbursement of the Council's reasonable surveyors' and proper legal costs incurred in this transaction (subject to combined minimum of £550).





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Viewings

The stalls can be viewed externally during normal Market hours

To access the stall you will need to contact the Estates Management Officer Tye Whithear, to make suitable arrangements.
Tel. 029 20873468

Market Office (part time), Cardiff Central Market, St. Mary Street, Cardiff, CF10 1AU
Tel. No. 029 20871214 Fax: 029 2072 6730

Timescales

Written expressions of interest along with **specific details** of your proposed use and **detailed business plan** are to be submitted by **Friday 10th November 2017**

The submissions, should be returned to :-

**Tye Whithear, Strategic Estates, Economic Development, CY6 County Hall,
Atlantic Wharf, Cardiff, CF10 4UW.**

Contacts:

During the marketing period interested parties can contact the following officers for more information/informal discussions.

**Tye Whithear
Estates Management Officer
Economic Development
Strategic Estates Division, CY6 County Hall,
Atlantic Wharf, Cardiff
CF10 4UW
Tel: 029 2087 3468
e-mail: valuation@cardiff.gov.uk
Tye.Whithear2@cardiff.gov.uk**





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Following the closing date on **Friday 10th November 2017** the Council will evaluate the submission/s and subsequently contact interested parties with a view to taking the matter forward. A shortlist of applicants will be invited for interview. Summary details can also be found on the Strategic Estates Website

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 or land.*
- 4. the Council reserves the right not to accept any bid / offer / expressions of interest received.*





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Background Information

| |
|---|
| Address |
| Name |
| Signature |
| Telephone |
| Date |
| Current Employment Status |
| Previous Retail Experience |
| Interview Availability |
| Full details of proposed use including product lines |
| Where did you hear about the stall availability? |
| Please enclose any other supporting information you wish to be considered (the more information the greater chance of being selected for interview) |
| Applications should be supported by a Business Plan, including financial history and/or projections. |

