

lot 9

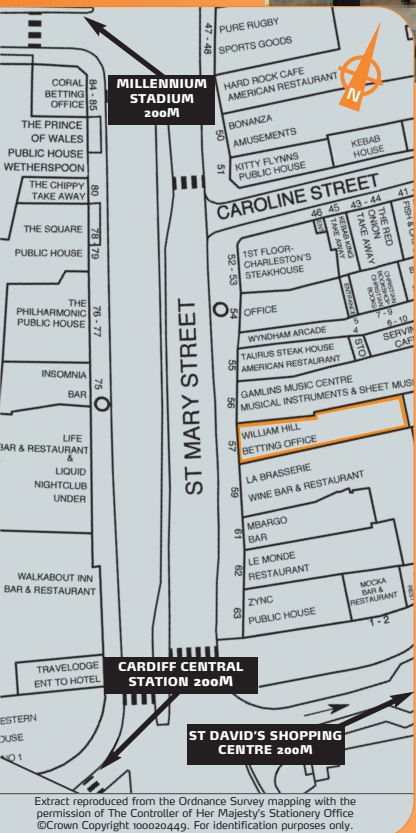
57-59 St Mary Street
Cardiff, South Glamorgan CF10 1FE

Rent
£65,000
per annum
exclusive

Freehold Retail & Office Investment

- Shop and basement let to William Hill Organization
- Self-contained upper part offices let to a 98% government funded charity
- The offices have potential for various other uses (subject to consents)

- Prime city centre location close to Cardiff Central Railway and Bus Stations, the Millennium Stadium, Cardiff Castle and the newly developed St David's shopping centre
- Nearby occupiers include Starbucks, Hard Rock Café, Travelodge, The Marriott and Sleeperz



Location

Estimated District Population: 270,000
Roads: A4160, A470, A48, M4 (Junction 29)
Rail: Cardiff Central Railway Station
Air: Cardiff Airport

Situation

Prominently fronting St Mary Street, one of Cardiff city centre's prime leisure pitches, being close to the city's famous shopping arcades and the Brewery Quarter with its cafés bars and eateries.

Cardiff Central Railway and Bus Stations lie some 200 metres west of the property with the Millennium Stadium, Cardiff Castle and the newly developed St David's Shopping Centre close by housing retailers such as John Lewis, Debenhams, Marks & Spencer and Apple.

Other nearby occupiers include Starbucks, Hard Rock Café, Nando's, La Tasca, Bella Italia, Chiquitos and various hotels including The Marriott, Travelodge and Sleeperz.

Description

The property comprises a ground floor retail unit with ancillary basement accommodation and self contained office accommodation on the first, second and third floors, accessed via a separate front entrance and served by a lift.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion Period Available

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/(Reversion)
Ground	Betting Office/Storage	172.06 sq m (1,852 sq ft)	WILLIAM HILL ORGANIZATION LTD (1)	10 years from 26/12/2007	£40,000	26/12/2012
Basement	Ancillary	115.11 sq m (1,239 sq ft)				
First	Office	126.68 sq m (1,364 sq ft)	CRIME REDUCTION INITIATIVES (CRI) (2)	3 years from 26/03/2010 (3)(4)	£25,000	(25/03/2013)
Second	Office	126.68 sq m (1,364 sq ft)				
Third	Office	126.68 sq m (1,364 sq ft)				
Totals		667.21 sq m (7,183 sq ft)			£65,000	

(1) William Hill Organization Ltd is a subsidiary of William Hill plc which delivers a high quality gaming and betting experience to UK and international customers online, through its shops, and on the phone. They are an established and trusted brand and took more than £15 billion in stakes in 2009. (Source: www.williamhill.com 03/03/2011)
(2) Crime Reduction Initiatives (CRI) is a registered charity formed in 2001 and funded by a number of statutory organisations including the Home Office, Ministry of Justice, Department for Communities and Local Government and the Welsh Assembly Government. (Source: www.cri.org.uk 03/03/2011)
(3) Crime Reduction Initiatives (CRI) have an option to determine the lease on 30th April 2012 upon giving 6 months' notice.
(4) The lease on the offices is subject to a schedule of condition.

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