



ON THE INSTRUCTIONS OF
CARDIFF COUNTY COUNCIL



THE OLD LIBRARY
THE HAYES
CARDIFF
CF10 1BH

INFORMAL TENDERS DUE
12 NOON, FRIDAY
11 JUNE 2021



LOCATION

The building is located in a prominent and central location in Cardiff City Centre and at the northern end of The Hayes, which is now Cardiff's prime fashion thoroughfare.

It benefits from very high footfall with entrances to both the St David's and Queens Arcade shopping centres on its eastern side and House of Fraser and Cardiff Market on its western side. To the north is St Johns Church and the recently completed Hermes leisure block on Church Street.

The central location means that the property is readily accessible by foot via the surrounding pedestrianised streets, but vehicular access is restricted to loading hours or for special occasions.

DESCRIPTION

The Old Library opened in 1882 having been designed by James, Seward and Thomas. Being a prime example of Victorian architecture, the property was listed and currently has a grade 2 star status.

The building provides an attractive characterful facade but its ground floor is elevated from the surrounding pavements and hence is accessed by steps on both its eastern and western points.

The property occupies an island site with frontages onto The Hayes, Working Street, Trinity Street and St John's Gardens.

ACCOMMODATION

The property comprises the following areas:-

TENANT	FLOOR	UNIT STATUS	SQFT
GROUND FLOOR/BASEMENT			
Cardiff Museum	Part basement and part ground	Let	7,708
Former Tourist Information	Part ground	Vacant	501
Former Bodlon	Part ground	Vacant	1,315
Virgin Money PLC	Part basement and part ground	Let	3,315
FIRST FLOOR			
Virgin Money	Part First	Let	
Levitare Online	Part first	Let	264
Menter Caerdydd - Meeting Room	Part first	Let	690

E J Hales and the Vendor 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 E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

Menter Caerdydd	Part first	Let	1,467
Former Milk & Sugar (Café/Bar)	Part first	Vacant	5,448
Rockit Media Ltd	Part first	Let	1,334
SECOND FLOOR			
Former YHL - Conference Room	Part second	Vacant	1,393
University of Wales – Trinity St David	Part second	Let	1,559

PLANNING

The property benefits from a diverse mix of uses to include retail, bank, museum, café/restaurant and offices.

Interested parties are advised to make their own enquiries of Cardiff Council's planning department regarding planning.

SERVICE CHARGE

The current service charge is running at £8.19 per sq ft.

RATES

There are multiple assessments for rating for the building. Details are available on request.

EPC

The property is listed and therefore exempt from the EPC register.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

TENANCY SCHEDULE

Tenant	Floor	Unit Status	Sqft	Proposed Rent pa	Lease Expiry
GROUND FLOOR					
Cardiff Museum	Basement and part ground	Let	7,708	£0	n/a
Former Tourist Information	Part ground	Vacant	501	£0	n/a
Former Bodlon	Part ground	Vacant	1,315	£8,611	n/a
FIRST FLOOR					
Virgin Money PLC	Part First	Let	3,315	£130,000	28/01/2034
Levitae Online	Part first	Let	264	£3,990	11/2021
Menter Caerdydd - Meeting Room	Part first	Let	690	£0	30/11/2021
Menter Caerdydd	Part first	Let	1,467	£0	30/11/2021
Former Milk & Sugar (Café/Bar)	Part first	Vacant	5,448	£0	n/a
Rockit Media Ltd	Part first	Let	1,334	£18,009	30/11/2021
SECOND FLOOR					
Former YHL Conference Room	Part second	Vacant	1,393	£0	n/a
University of Wales – Trinity St David	Part second	Let	1,559	£28,826	30/11/2021
		Net	21,679	£76,014	

TENDER PROCESS

Parties are invited to tender for the grant of an full repairing and insuring overriding lease of the entire building benefiting from income where let and providing the opportunity to either self-occupy or let the current vacant accommodation.

The Council would aim to maintain cultural public use for the premises.

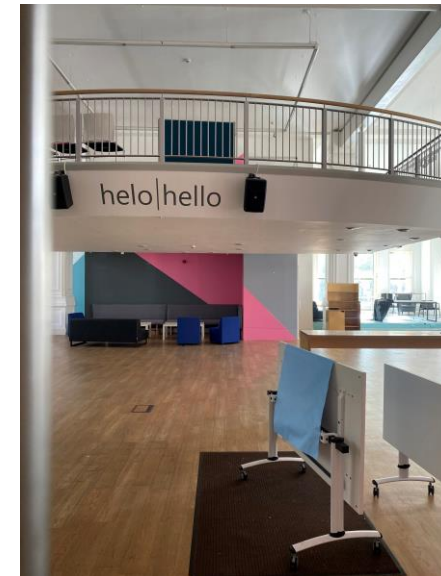
Tenders should be submitted using the Cardiff Council template by **12 noon, Friday 11 June 2021.**

All offers should be submitted (in writing) in addressed envelopes:-

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

By 12:00 Noon on Friday 11 June 2021.

Tender pack is available on request.



VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:

Phillip Morris • Tel: **029 2034 7104** • E-mail: pvm@ejhales.co.uk

Owen Cahill • Tel: **029 2034 7111** • E-mail: owen@ejhales.co.uk

