



Coyote Ugly

70-80 St Mary Street, Cardiff, Glamorgan, CF10 1FA

Tenure: Freehold

Price: £1,800,000

Ref: 95014

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- £145,000 per annum income (increasing to £150,000)
- 8% yield
- Renowned hospitality venue with corporate tenant
- Licensed for 700
- Licensed to 4am
- Located in main city centre on the 'circuit'

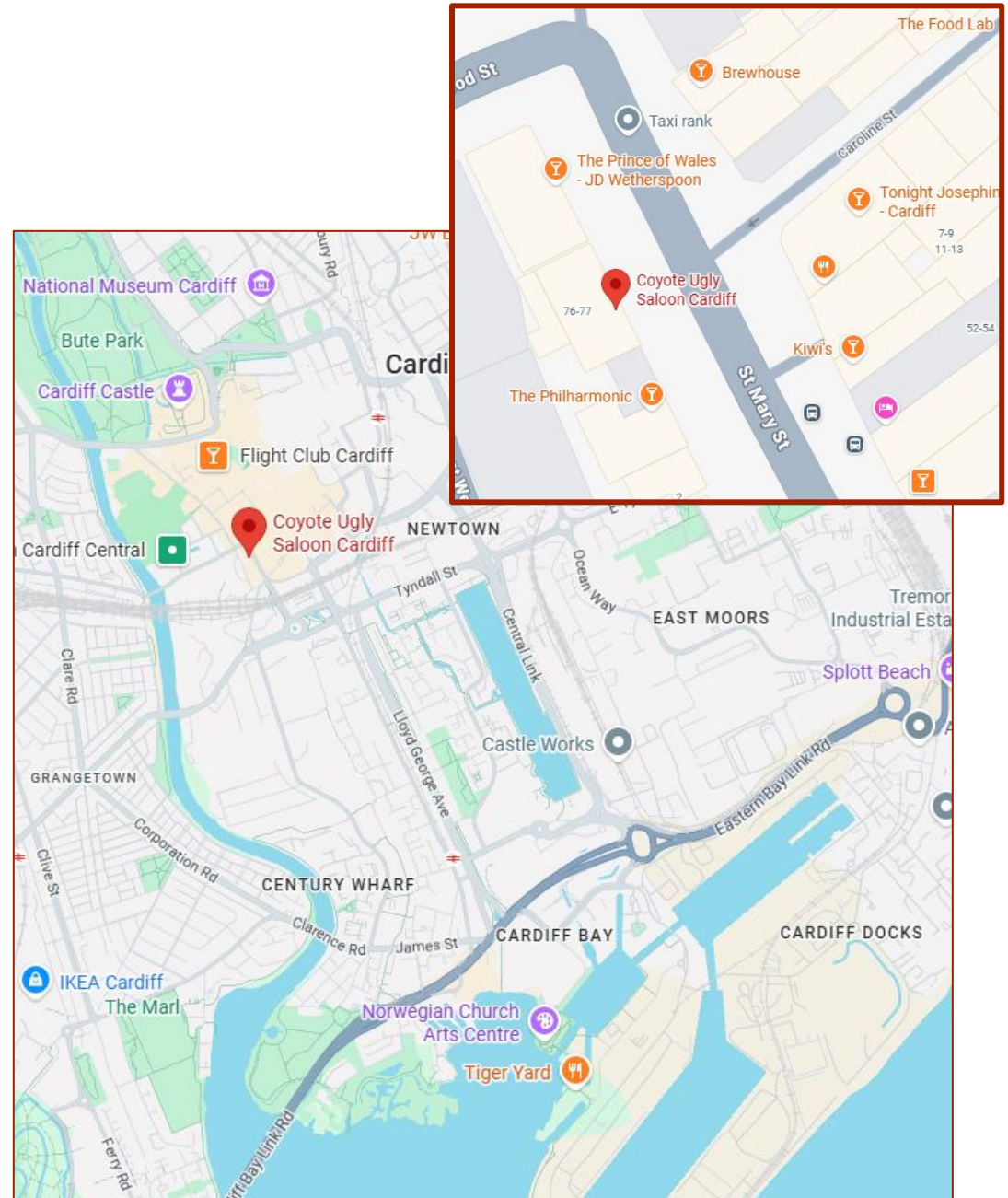
Location

The principality's capital city of Cardiff needs little introduction and has an expanding population of over 1/3 of a million and is a famed city centre, being home of the Principality Stadium, home of Welsh rugby, and used for many sporting and leisure events. Cardiff, due to its capital status, is a major European city with many businesses and commerce located there. It is also recognised for its waterfront: 'Cardiff Bay'. In addition, it is home to three major universities and has a catchment area with a population which exceeds one million, it being the focal point for all Welsh Valleys, the neighbouring city of Newport, and the lush and rich Vale of Glamorgan.

It is noted for its night life and is a popular destination for stag dos, parties etc, and of course, with the rugby stadium located in the city centre, is vibrant on the days of the Internationals. However, it is not reliant purely on this rugby stadium: the City's football club is now in the top 20 best supported teams in the English league. The Welsh National Opera House, New Theatre, and ICC Convention Centre are also centrally located, with theatres and live music also attracting many visitors throughout the year.

The Property

The subject property is an attractive, three storey building reflecting the Victorian history of Cardiff when the city grew during the late Georgian and Victorian era, due to being the centre of the world's coal industry. Indeed, the first million-pound cheque was written at the Coal Exchange in Cardiff. It is a substantial sized property, originally the Philharmonic Hall, which extends to over 15,000 sq.ft.



It is licensed for 700 and has a 04:00 licence. Whilst it is let to well established corporate clients who, even if they were not to renew their agreement at the end of the term, there would be no shortage of applicants for one of Cardiff's largest and most prime venues.

As this is a sale of an investment property, a detailed description of the trade areas will not be provided but it does include the following:

Trade Areas

GROUND FLOOR

TRADE AREA – approximately 16m x 23m.

The main entrance has glazed frontage to St. Mary Street. There is a small RECEPTION LOUNGE to the front with its own SERVERY, catering for pavement seating. The business is permitted to have tables and chairs for up to 60 customers.

The main trading area has seating for over 140 customers, with a long BAR SERVERY with rails for dancers.

Large, comprehensively equipped CATERING KITCHEN with open aspect to the trading area.

There is also mezzanine seating for a further 25, with its own bottled bar.

FIRST FLOOR

Feature GALLERY SEATING AREA with booth style seating for 120 customers, and a fully equipped bar with 12 metres of frontage.

Large WASH-UP area and DRY STORE. LADIES' and GENTLEMEN'S TOILETS.

OFFICE SUITE with four offices, as well as a STAFF/SHOWER ROOM (in the past this has been utilised as accommodation).





Owners' Accommodation

SECOND FLOOR

On the second floor is further accommodation, currently not in use, but in the past it has been utilised for staff/owners accommodation.

Tenure & Price

FREEHOLD £1,800,000 for the investment premises. The property is not being sold with vacant possession, but as an investment. It is let to independent corporate multiple operators (see page 6 for terms).

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A Premises Licence is held.

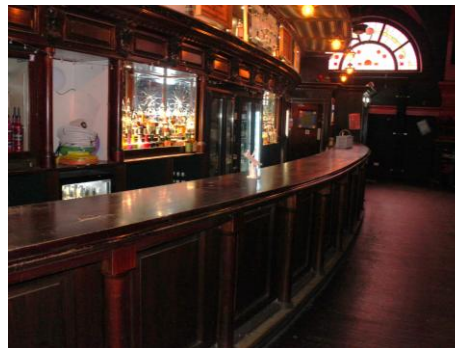
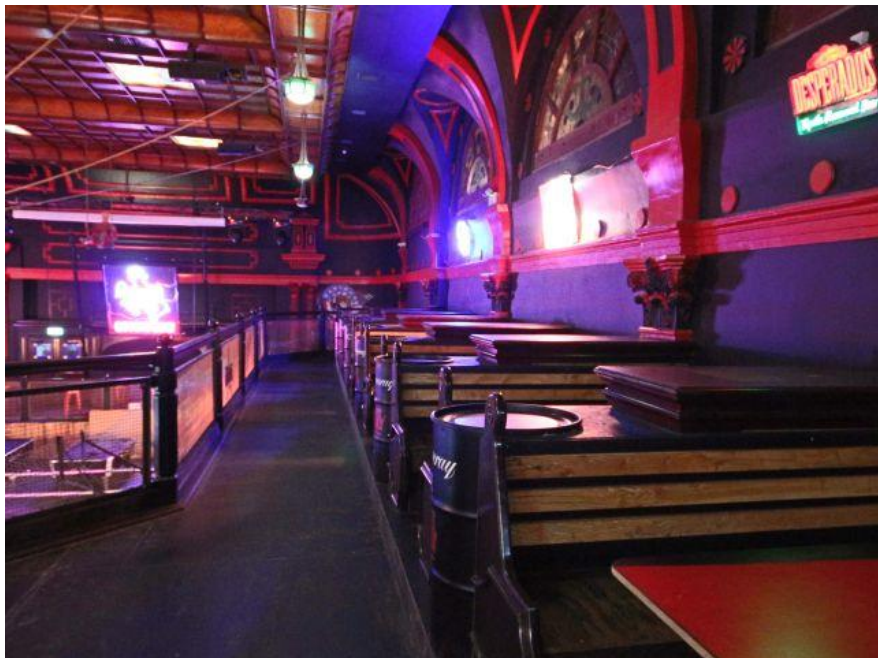
Services

The property has the benefit of all mains services.

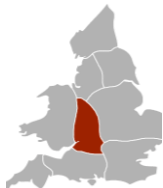
Local Authority: City of Cardiff Council

Rateable Value: £203,000 as at 1st April 2026

EPC Rating: TBC



TENANT	Jack Murphy Bar & Restaurant Ltd (Coyote Ugly).
TERM	15 years from 14 October 2021.
LANDLORD & TENANT ACT 1954	This agreement is protected by Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable, subject to Landlord's consent. Such consent should not be unreasonably withheld.
BOND	Nil.
BREAK CLAUSE	There is a Tenant only break clause in October 2031.
RENT PAYMENT	Quarterly in advance.
RENT	£145,000 + VAT for the 12 months ended October 2025, increasing to £150,000 + VAT for the 12 months ended October 2026.
RENT REVIEW	Subject to rent reviews every fifth year of the term. The next review is 14 October 2026.
REPAIR LIABILITY	Full repairing and insuring agreement. However, it is not put and keep, but keep only, and a schedule of condition was prepared at the commencement of the lease.
INVENTORY	All the trade furniture, fixtures, fittings and effects are owned by the existing Tenant and do not form part of the purchase price.
TIE	The tenant is free of any trade ties.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	This property is elected for VAT, however, as it will be a transfer of a going concern subject to the existing lease, no VAT will be charged on the selling price. Nonetheless, the new owner will need to be registered for VAT and make their own election to tax.



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