



TO LET

ON THE INSTRUCTIONS OF
CARDIFF COUNCIL



FORMER BOWLING CLUB
TENNIS COURTS & GARAGES AT
LLANDAFF FIELDS
CARDIFF
CF11 9LB
PLUS SURPLUS CONTAINERS

INFORMAL TENDERS DUE
BY CLOSE OF BUSINESS
ON FRIDAY 8 JULY 2022

029 2037 8844 • www.ejhailes.co.uk

  @ej_hales

28 Windsor Place • Cardiff • CF10 3SG

LOCATION

The site is located in Llandaff Fields located to the north west of Cardiff City Centre. The fields currently provide open park land, cricket pitches and tennis courts and adjoin existing allotments.

The area benefits from several pay and display car parks. It is also served by nearby railway stations and is close to operating bus stops.

DESCRIPTION

The property comprises a Former Bowling Pavilion, bowling green, 10 graveled tennis courts and a detached garage with adjoining amenity part grassed and graveled area.

ACCOMMODATION

A) Former Bowls Club

The Llandaff Fields former Bowling Pavilion comprises the following uses with associated gross internal areas: -

Changing Room	320 sqft	29.7 sqm
Changing Room	220 sqft	20.4 sqm
Hall	547 sqft	50.8 sqm
Male WC	164 sqft	15.2 sqm
Female WC	158 sqft	14.7 sqm
Office	147 sqft	13.7 sqm
Store	57 sqft	5.3 sqm

The former Bowling Green – 3,928 sqm

B) Tennis Courts

10 enclosed hard surfaced tennis courts with boundary fencing – 6,223 sqm

C) Garages

Terraced brick built - 973 sqm

PROPOSAL

We are inviting expressions of interest for sport and community uses. The site is available as a whole or in various lots within A, B and C, subject to planning and internal consultation by the Council.

The Council are prepared to offer flexible terms to the incoming party but on a leasehold basis.

Any proposals submitted should provide full information of both the legal basis of the occupation and the financials associated with it.

PLANNING

The property benefits from planning consent for its previous use therefore any alternative uses will be subject to a new planning application and consent and any other statutory consultations that may need to be undertaken.

RATES

Any alternative use will trigger a re-assessment of the rates which for clarification purposes will be the responsibility of any new occupier.

EPC

A copy of the Energy Performance Certificate is available on request.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, EJ Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

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.

TENDER PROCESS

On the instructions of Cardiff Council, expressions of interest will be sought by way of an Informal Tender Process no later than by close of business on Friday 8 July 2022.

All offers are required to be submitted to the contact below, either by post or email.

Owen Cahill
EJ Hales
28 Windsor Place
Cardiff
CF10 3SG
owen@ejhales.co.uk

The offer should include:-

- 1 Site area of interest (either whole or part)
- 2 Full name and address of the prospective tenant.
- 3 Proposed use / uses.
- 4 Background experience.
- 5 Business Plan (if available).
- 6 Proposed lease structure.
- 7 Proposed rent or ground rent.
- 8 Proposed incentive if required (rent free only).
- 9 Full details of the proposed works to the premises and external areas.
- 10 Full details of any conditions.
- 11 Funding.
- 12 Indicative timelines.



VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:
Phillip Morris • Tel: 07779 666210 • E-mail: pvm@ejhales.co.uk
Owen Cahill • Tel: 07824 638338 • E-mail: owen@ejhales.co.uk

SURPLUS CONTAINERS

We are also inviting offers for the purchase of surplus containers.

These extend to an approximate gross external area of 1920 sqft / 178 sqm.

The containers would be taken in the current condition.

The Council will disconnect the containers in their current location to ensure they are ready to be moved.

The cost of moving and reconnecting the containers will be with the bidder.

The condition cannot be verified by the Council and so this would be at the risk of any party offering.

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Any offer should include:-

- The number of containers required.
- Full name and address of the party offering.
- Confirmation of the proposed use.
- Confirmation of purchase price.

