

Lot 10, CIRCUIT & Steinbeck Shaw, Greyfriars Road, Cardiff,

CF10 3DP

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Prime City Centre Leisure Investment

- Substantial Bar/Nightclub let by way of a reversionary lease until June 2036 (Subject to Options)(2)
- Imminent rent review
- Prime Cardiff City Centre position close to Cardiff Castle and Cardiff Queen Street Station
- Attractive Grade II Listed building extending to approximately 3,676.73 sq. m. (39,469 sq. ft.)
- Popular leisure location just off Queen Street
- Nearby occupiers include John Lewis, Marks & Spencer, Zara, H&M, Next, Boots, Starbucks, Tesco Express and JD Sports

Lot

10

Auction

11th June 2026

Rent

£232,862 per Annum Exclusive
(1)

Sector

Leisure

Status

Available

On behalf of a Major Fund

Auction Venue

Live Streamed Auction

Location

Miles

24 miles west of Bristol, 42 miles west of Swindon, 42 miles east of Swansea

Roads

M4, A48, A470

Rail

Cardiff Central Railway Station, Cardiff Queen Street Railway Station

Air

Cardiff Airport, Bristol Airport

Situation

The property is situated in a prominent corner position at the intersection of Greyfriars Road and Park Place in the heart of Cardiff City Centre. Greyfriars Road runs parallel to Queen Street, one of Cardiff's principal retailing thoroughfares, and the property is within a short walk of both Cardiff Queen Street and Cardiff Central railway stations. Nearby occupiers include John Lewis, Marks & Spencer, Park Plaza Hotel, Zara, H&M, Next, Boots, Starbucks, Yates, Tiger Tiger and JD Sports.

Tenure

Freehold.

EPC

Band B.

Description

The property comprises a substantial Grade II Listed bar/nightclub. The accommodation is arranged over basement, ground and first floors, together with mezzanines and balcony areas, and extends to an approximate gross internal area of 3,676.73 sq.m. (39,469 sq. ft).

The property may be suitable for alternative uses or residential or Hotel redevelopment. Subject to Consents.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Gross Internal Floor Area sq m	Gross Internal Floor Area sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Basement	Nightclub/Bar	453.73	(4,884)	CC STIM UK	10 years from 24/06/2026 (2)	£232,862 (1)	24/06/2026
Ground		1,239.87	(13,346)	TRADECO 5 LTD			24/06/2031
Mezzanine		516.81	(5,563)	(CRN: 13258800)			
First		1,232.34	(13,265)	1/a CIRCUIT			
First Mezzanine		233.98	(2,411)	and Steinbeck & Shaw			
Total Approximate Gross Internal Area		3,676.73	(39,469)			£232,862	

(1) Under the terms of the lease, the rent is made up of (a) the base rent is currently £175,000 plus VAT per annum and (b) the turnover rent equates to 10% of gross turnover where this amount exceeds £175,000 per annum. The turnover rent is subject to a cap which is reviewed in line with the base rent on the same review dates. For the year ending 2025/2026 the turnover rent equated to £57,862 plus VAT.

(2) The lease provides for mutual break options on 1st February and 1st August in any year upon giving not less than 12 months prior written notice.

N.B. A rent deposit of £90,862.87 is held by the Landlord.

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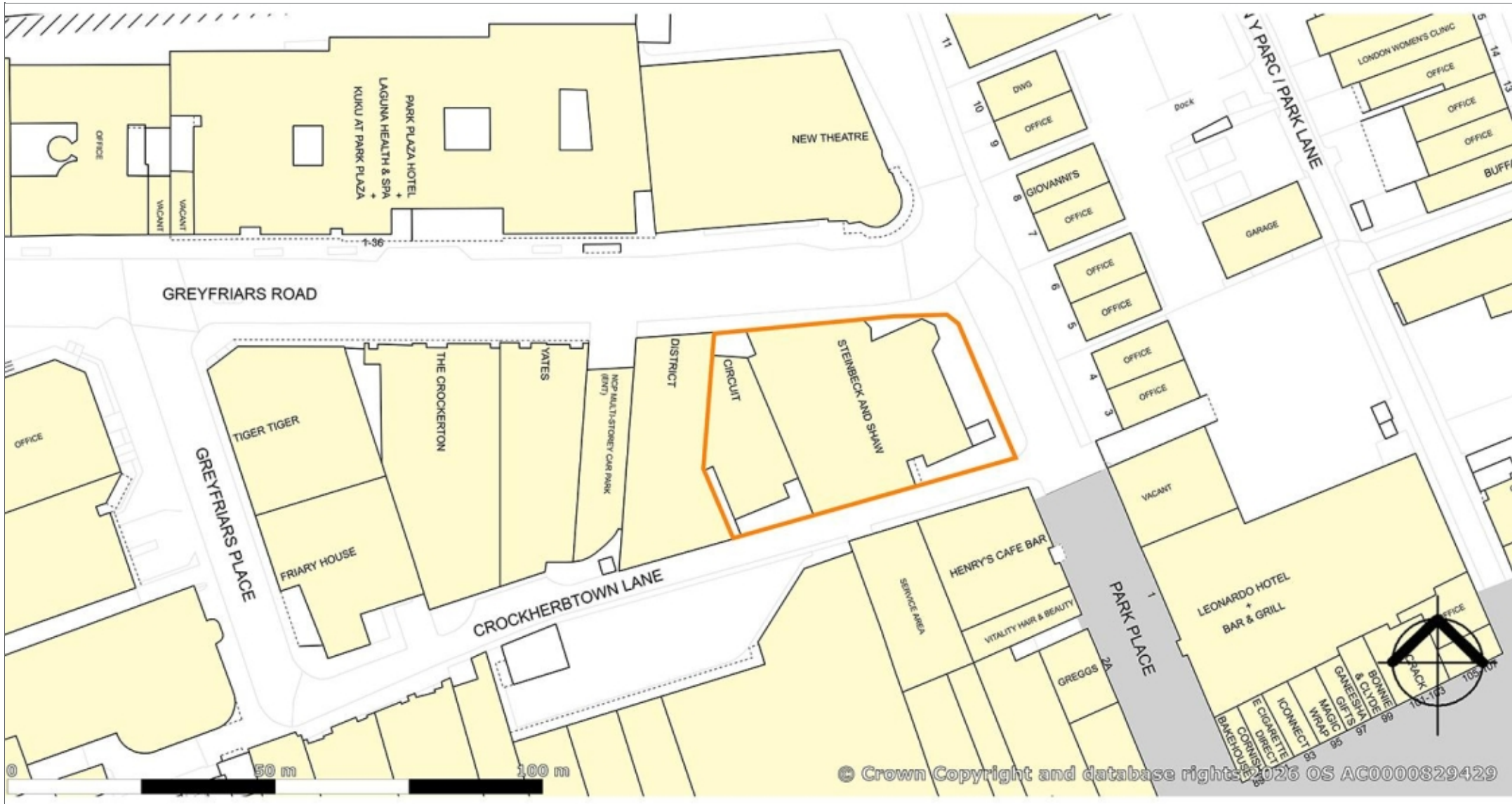
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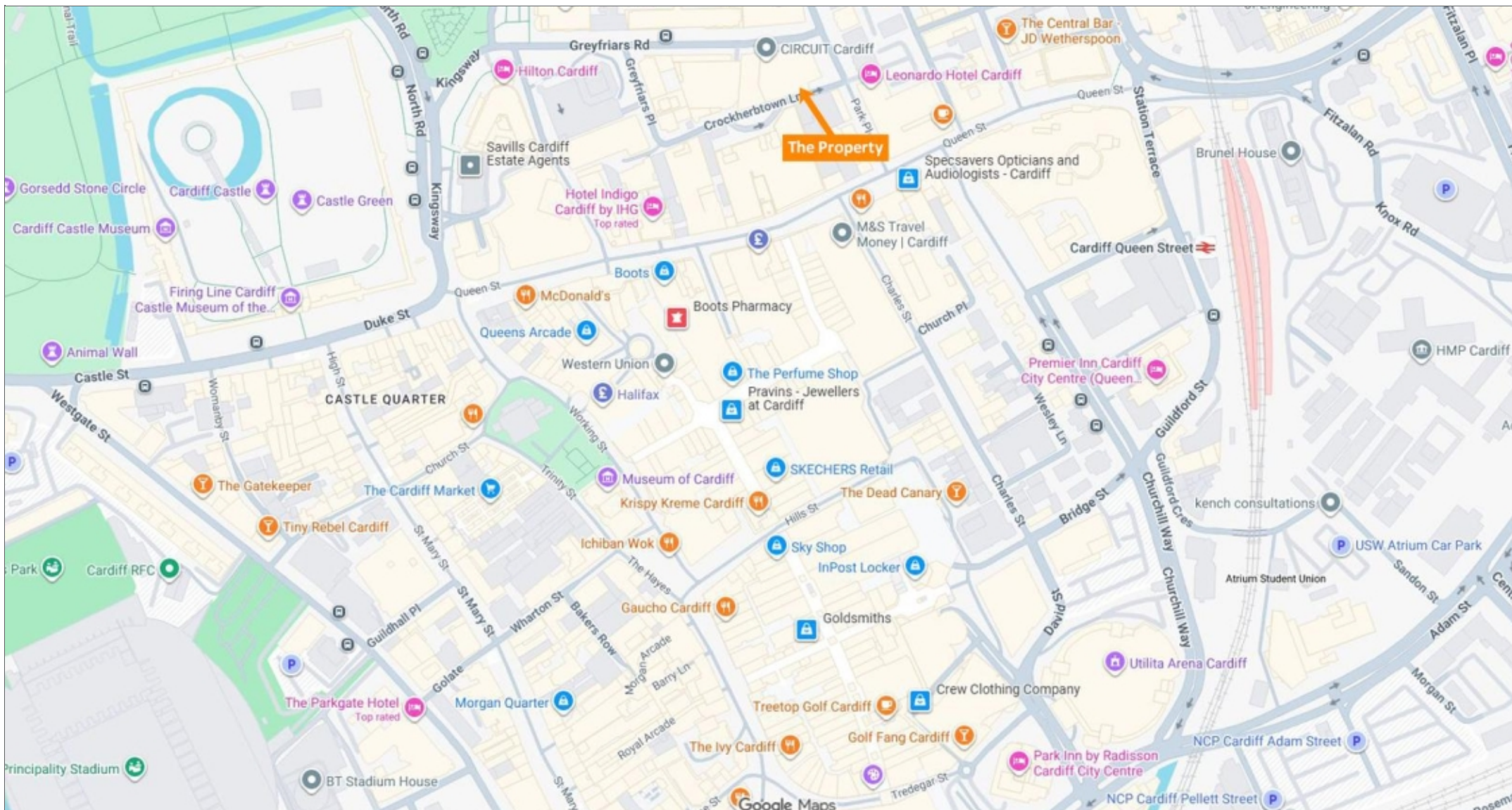
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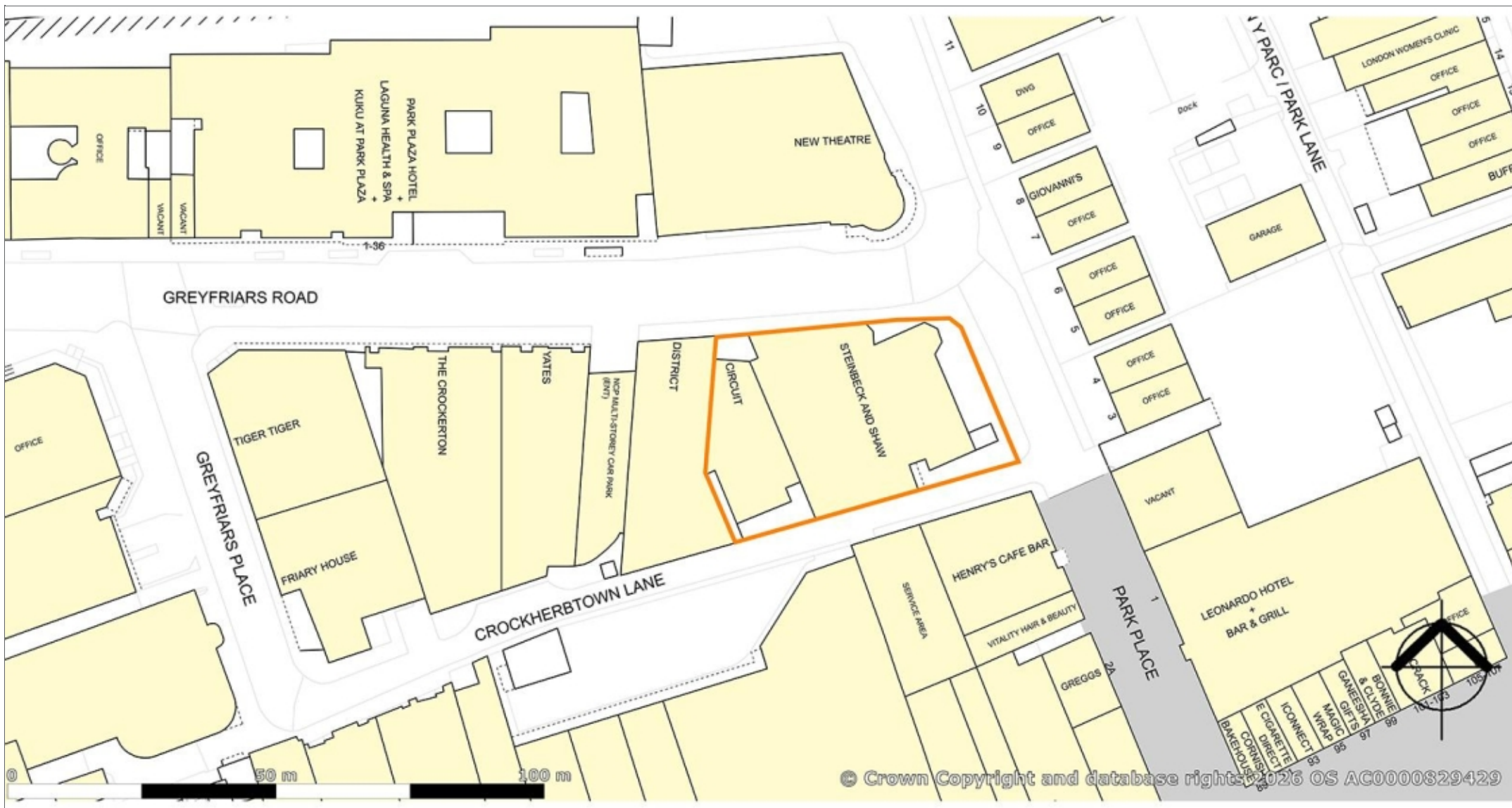
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