

# Warden's hut at popular Cardiff park could become a cafe or restaurant

A former warden's hut at a popular Cardiff park has been brought to market.

The three bedroom bungalow, owned by Cardiff Council, could be turned into a new cafe or restaurant.

The property, the freehold interest in which will be maintained by the council, is being marketed for rent by property advisory firm Emanuel Jones.

The move is part of efforts by the council to drive value from its extensive property portfolio.

The asking rent for the 11,000 sq ft property is £17,500 a year. With numerous pedestrian access points the property, if new tenants secure consent to turn into a cafe or restaurant, would benefit from close proximity to the University Hospital of Wales, local residents and visitors to the park.

Rhys Williams, partner at Emanuel Jones said "We are delighted to bring this to the market on behalf of Cardiff Council. We have seen other fantastic examples of how to transform these types of properties into useful spaces.

"This follows on from other recent similar conversions of park assets such as the transformation of the warden's hut at Bute Park to a restaurant and repurpose of toilet blocks to coffee shops in both Victoria Park and Thompson Park."

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