



Artist's impression of Canol Plasdŵr (Plasdŵr Centre)

COMMERCIAL RENTS

OFFICES up to £28.00 per sq ft (pre-pandemic) with any increase likely to slow

INDUSTRIAL about £6.50 per sq ft (for 5,000 – 10,000 sq ft) and set to increase

Source: Avison Young



Cerys Furlong



Adrian Field

consolidating, looking after staff, providing takeaways and maintaining quality. She adds: "We have learned that our customers are the most loyal customers going. Without them we wouldn't have survived this last year."

Grit and passion will enable food and drink businesses to bounce back, according to Cerys Furlong, who runs Cardiff's Milkwood restaurant and the Grange and Lansdowne pubs. She says: "Most independent businesses don't set up to make masses of profit. They usually care more about the quality of what they do, the

staff they employ, and the engagement they have with their communities. So those who have been able to survive these most testing circumstances will emerge from a position of strength."

Some consumers may be concerned about the safety of returning to restaurants early on. But Furlong says: "It's our job to make people feel safe as well as welcome. I think people will be craving that experience of going out, not just to see people and interact in different environments, but to enjoy what hospitality is so great at."

Furlong says she's learned a lot over lockdown, notably about the businesses that joined hers to set up the Welsh Independent Restaurant Collective: "I just look forward to meeting some of those people in real life – not on Zoom – and eating in their fantastic establishments soon."

She says The Grange in Grangetown and The Lansdowne in Canton will open as soon as possible. Milkwood in Pontcanna will adopt a new format with coffee, breakfast and lunch served every day, plus a new menu and cocktail list for Friday and Saturday evenings.

Covid and lockdown have devastated

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ADRIAN FIELD FOR Cardiff

hospitality businesses in the city centre, according to Adrian Field, executive director of FOR Cardiff, which runs the city centre's business improvement district. But he says: "We have seen how resilient they have been. There have been some wonderful examples of hospitality businesses adapting their traditional business models."

The resilient ones include Spanish cuisine specialists Asador 44, Bar 44 and Curado, Field says.

As lockdown eases, Field says businesses will be able to capitalise on the

"This post-pandemic world that we will find ourselves in shortly is exciting. We are all starting from scratch again and invigorated to succeed more than ever before."

DEB LEWIS
Dusty's Pizza and Nook

Cardiff

REGIONAL FOCUS



Waungron Road Interchange

investment that they have made in making their premises safe. Looking further ahead, he says: "We will see less retail. That would have happened regardless of the pandemic – we are no different to any other UK city in that regard."

The Central Square and Capital Quarter developments have provided more office space for Cardiff without knocking down any music venues. Field predicts more innovative use of commercial space, more changes of use, and investment around Churchill Way and the former SA Brain brewery site at Central Quay appealing to business. And, he says: "More will be made of our musical and cultural assets with increases in numbers, and our hospitality sector will bounce back with higher quality venues and stronger offerings."

This will be a particularly big year for FOR Cardiff, with a ballot from 3 June to 1 July on whether it should be given a second five-year term running the business improvement district. Looking back over the FOR Cardiff's first term, Field cites winning an international award for the City of Arcades brand as a particular highlight.

The city need to complete projects such as a proposed indoor arena, the Dumballs Road area, South Wales Metro and Cardiff Parkway station to maximise its advantages, according to Peter Constantine, managing director for Wales at property agency Avison Young. He says: "The large new residential developments on the northern fringe of the city will need good quality public transport links in order to avoid road congestion. This will be key to enabling the city to benefit from the growing population will bring."

The outer developments include

Plasdŵr, a 900-acre suburb of the city with up to 7,000 new homes adjoining St Fagans, Pentrebanne and Radyr. It is expected to feature four new primary schools, a secondary school, healthcare facilities, cafes, shops, restaurants and community facilities. More than 260 homes are now occupied, and about 1,500 more are scheduled for the first tranche.

Plasdŵr is intended to be a greener and more sustainable place to live. Each individual development will need to respond to an energy strategy condition. One of the first tranche of developments will have an electric vehicle charging point at every house. Redrow is the main house builder in the area so far, with Bellway and Lewis Homes involved. Redrow will build about half the homes in the second tranche.

On the other side of the city, just beyond St Mellons, is the site of another potentially vast development. Hendre Lakes is a

"Deliver a sustainable transport infrastructure around new and existing development to repair the disconnect between the city and the waterfront, and reinforce the green river corridor that threads through the city."

ANN-MARIE SMALE
Powell Dobson

90,000 sq m proposed business district attached to a potential Cardiff Parkway station on the line between Cardiff Central and Newport. The project is driven by Nigel Roberts, chairman of Cardiff Parkway Developments and of office interiors business Paramount. Potential features include a transport interchange and a biodiversity area.

Cardiff needs to reinforce a sense of "place" to fulfil its potential, according to Ann-Marie Smale, managing director of architecture firm Powell Dobson. It's there in the mixed use scheme the firm has designed for the former recycling centre site at Waungron Road, between Canton and Fairwater. She advises: "Deliver a sustainable transport infrastructure around new and existing development to repair the disconnect between the city and the waterfront, and reinforce the green river corridor that threads through the city." ■

What should Cardiff do with its vacant shops?

Leanne O'Brien, partner, Capital Law: Continue to invest in the arcades so that dilapidated space is regenerated in a sympathetic way that allows the city's character and history to shine through, thereby unlocking independent leisure and hospitality opportunities.

Peter Constantine, managing director for Wales, Avison Young: Staycation demand for regional cities is expected to vastly increase and Cardiff benefits



Leanne O'Brien

from major city centre attractions, together with the redevelopment in and around Atlantic Wharf.

Ann-Marie Smale, managing director, Powell Dobson: Use the opportunity to repurpose the space to deliver appropriate urban living set within a meaningful placemaking framework.