



475, Newport Road, Cardiff, CF23 9AA

Prime out of town retail unit / location

Summary

| | |
|-----------------------|--|
| Tenure | To Let / For Sale |
| Available Size | 15,440 sq ft / 1,434.42 sq m |
| Rent | Rent on application |
| Price | Price on application |
| Service Charge | N/A |
| Rates Payable | £114,086 per annum based on 2023 Valuation |
| Rateable Value | £203,000 |
| EPC Rating | C (53) |

Key Points

- Prime retail location with roadside prominence
- Direct road access from Newport Road
- Standalone unit
- Excellent car parking
- Additional first floor retail area

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| Rateable Value | £203,000 |
| Service Charge | N/A |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| Estate Charge | Premium to be confirmed |
| EPC Rating | C (53) |

Description

Prime location on main arterial route - first floor accommodation above national retailer - suitable for a range of uses - subject to contract.

Location

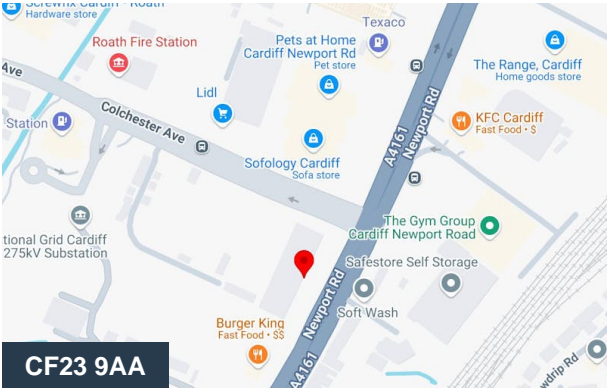
The property occupies a prominent corner location with direct access and frontage to both Colchester Avenue and Newport Road. The location is recognised as one the Cardiff's prime out of town retail locations). The City Centre is in close proximity(2 miles west), A48 M (1 mile east) and M4 Motorway Junction 30 (4 miles east). Occupiers in the immediate vicinity includes Sainsburys, LIDL, Safestore, Starbucks, and Castle Bingo.

Specification

- Prime retail location with roadside prominence
- Road frontage - direct access off Newport Road
- Purpose built standalone unit with a ground floor area of 15,440 sq ft
- Additional retail area and storage at 1st floor
- Car parking for approximately 30 cars

Terms

New Full repairing and insuring Lease available - for a term of years to be agreed.



Viewing & Further Information



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