



- ❑ 1,173 sq ft retail warehouse unit
- ❑ Available by way of assignment or subletting



**Ty Glas
Retail Park**

**Cardiff Gate
Retail Park**

**Western Avenue
Retail Park**

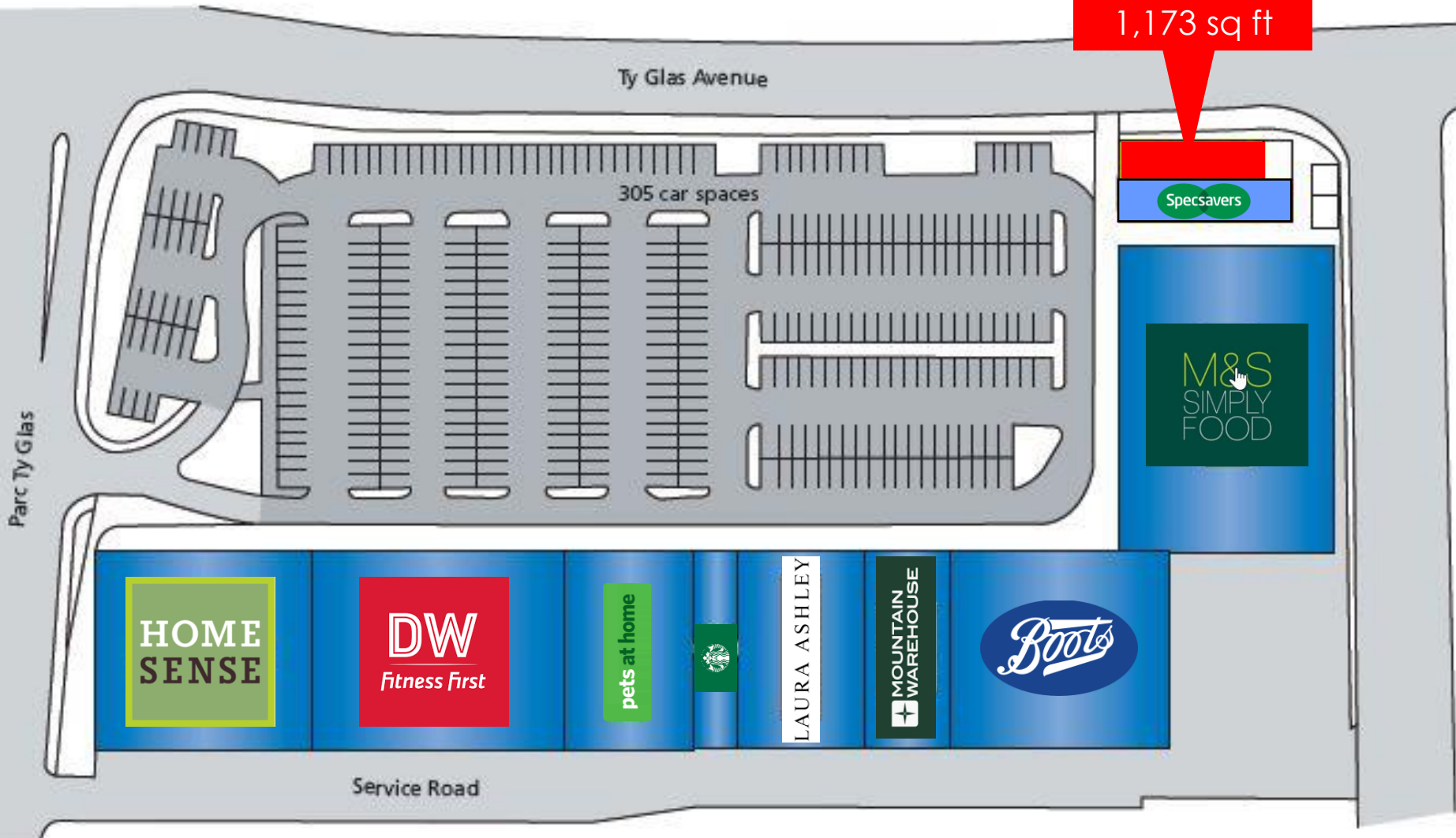
**Newport
Road**

**Culverhouse
Cross area**

**Capital
Shopping Park**

**Cardiff Bay
Retail Park**

Available
1,173 sq ft



Location

Approximately 4 miles north of the city centre, fronting Ty-Glas Avenue.

Description

A scheme of approximately 70,500 sq ft. The unit is adjacent to M&S Foodhall and Specsavers, with a side elevation fronting the main road.

Size/Availability

1,173 sq ft ground floor GIA. Available by way of an assignment or a sublease on flexible terms.

Lease Terms

An FRI lease expiring on 28 August 2026. The current rent passing is £40,593 per annum. There is a tenant break option on 29 August 2021.

Condition

Carphone Warehouse will remove their signage and loose fixtures and fittings. The existing M&E, flooring, ceiling grids, etc will be left in situ.

Planning Consent

Open A1 non food.

Rates Payable

£20,251 per annum. NB: No rates are payable until 1 April 2021.

Service Charge

£1,614 per annum.

Inspections/Further Enquiries

All inspections/further enquiries are to be arranged through Avison Young.

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