

**AVISON
YOUNG**

Cardiff CF11 8EG
Unit 1, Pod 2, Capital Shopping Park

**Carphone
Warehouse**



- ❑ 1,776 sq ft retail warehouse unit
- ❑ Available by way of assignment or subletting



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OUTFIT	9,998 sq ft	Unit 2
SCS	10,093 sq ft	Unit 3
M&S	24,000 sq ft	Unit 4
next	20,100 sq ft	Unit 5
SMTYS	20,015 sq ft	Unit 6
mamas & papas	7,500 sq ft	Unit 7A
hobbycraft	7,500 sq ft	Unit 7B
Oasys	10,000 sq ft	Unit 8
DW SPORTS FITNESS	22,500 sq ft	Unit 9
Ladbrokes	1,109 sq ft	PODA
GREGGS	1,206 sq ft	POD B
SUBWAY	1,206 sq ft	POD C
GAME	1,493 sq ft	POD D
COSTA	1,600 sq ft	POD E
To Let	1,500 sq ft	POD F
Specsavers	997 sq ft	POD G
maplin	3,500 sq ft	POD H

Location

Approximately 2 miles south west of the city centre, on Leckwith Road (B4267), off the Grangetown Link Road (A4232), which runs around the southern sector of the city.

Description

A scheme of approximately 243,000 sq ft, alongside an Asda foodstore and Costco. Anchor retailers include M&S, Next, Smyths Toys, Hobbycraft, etc.

Size/Availability

1,776 sq ft ground floor GIA. Available by way of an assignment or a sublease on flexible terms.

Lease Terms

An FRI lease expiring on 8 May 2021. The current rent passing is £71,250 per annum.

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

£37,083 per annum. NB: No rates are payable until 1 April 2021.

Service Charge

£1,965 per annum.

Inspections/Further Enquiries

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

Contact**James Potter**

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