


# PROJECT STRIPE PHASE 1

UNIT 7 CITY LINK  
NEWPORT ROAD **CARDIFF**  
CF24 1PQ

**FORMER RESTAURANT AVAILABLE TO LET AS A WHOLE (c. 7,000 SQ FT). POTENTIAL FOR CHANGE OF USE TO RETAIL OR COMMERCIAL USE**



 The boundary shown above is for identification purposes only.

## LOCATION

Prominently located fronting Newport Road which is an extremely busy arterial route into central Cardiff and one of the two main out-of-town retail clusters in the city.

## ACCOMMODATION

**The premises comprise a gross internal area of approximately 7,128 sq ft.**

The site is located at the end of the City Link Retail Park with shared access and parking for c. 450 cars.



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## CONDITION

The property is available as a fully fitted restaurant, or the landlord will consider stripping the unit back to shell to facilitate tenant fit-out.

## TENURE

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

## RENT

Leasehold offers are sought for the whole.

## RATES

The premises are currently valued as a whole, as follows:

Rateable value (2023) **£153,000**

Rates payable (assuming UBR 54.6p) **£83,538**

## PLANNING

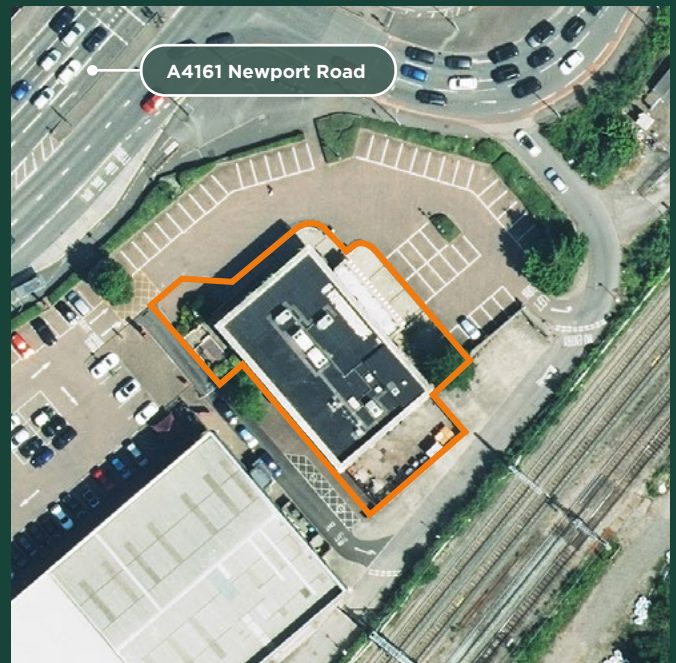
Class E use. Potential for change of use, subject to planning.

## EPC

An energy performance certificate will be made available.

## LEGAL COSTS

Each party to be responsible for their own legal and associated costs incurred in the transaction.



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## VIEWINGS

Viewings by appointment via  
McGregor Wyn:

**ANDREW MCGREGOR**

07970 971538

[andrew@mcgregorwyn.com](mailto:andrew@mcgregorwyn.com)



**McGREGOR  
WYN**

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