

RAPLEYS

TO LET Retail Unit

rapleys.com
0370 777 6292

Unit 1, International Sports Village,
Cardiff CF11 0JP

CONTACT **Mike Bumford**
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66.70 sq m (718 sq ft) in-store unit

Within a **Morrisons** superstore

£23,000 per annum exclusive

Available immediately

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Location

The unit is situated within the **Morrisons** Cardiff store which forms part of the International Sports Village, located off the Cardiff Bay Link Road (A4232).

The **Morrisons** store comprises some 7,595.10 sq m (81,752 sq ft) with the benefit of a large car park and petrol filling station.

Description

Unit 1 is located adjacent to the store entrance and benefits from a good level of pedestrian footfall and visibility, having a dual glazed frontage both into the store and onto the car park. The unit is currently fitted with part carpet and part tiled flooring with painted plastered walls beneath a suspended tile ceiling incorporating fluorescent lighting. Other occupiers within the store include multinational retailer **Timpsons**.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Unit 1	66.70	718

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Leasehold.

Terms

The unit is available to let by way of a new effective full repairing and insuring lease for a term to be agreed, to be outside the Security of Tenure provisions of the Landlord & Tenant Act 1954.

Rating

The unit is not currently subject to a separate rating assessment. However, should the premises become separately assessed the tenant will become responsible for the rates payable.

Energy Performance

Energy Performance Asset Rating: TBC.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through the sole agent.

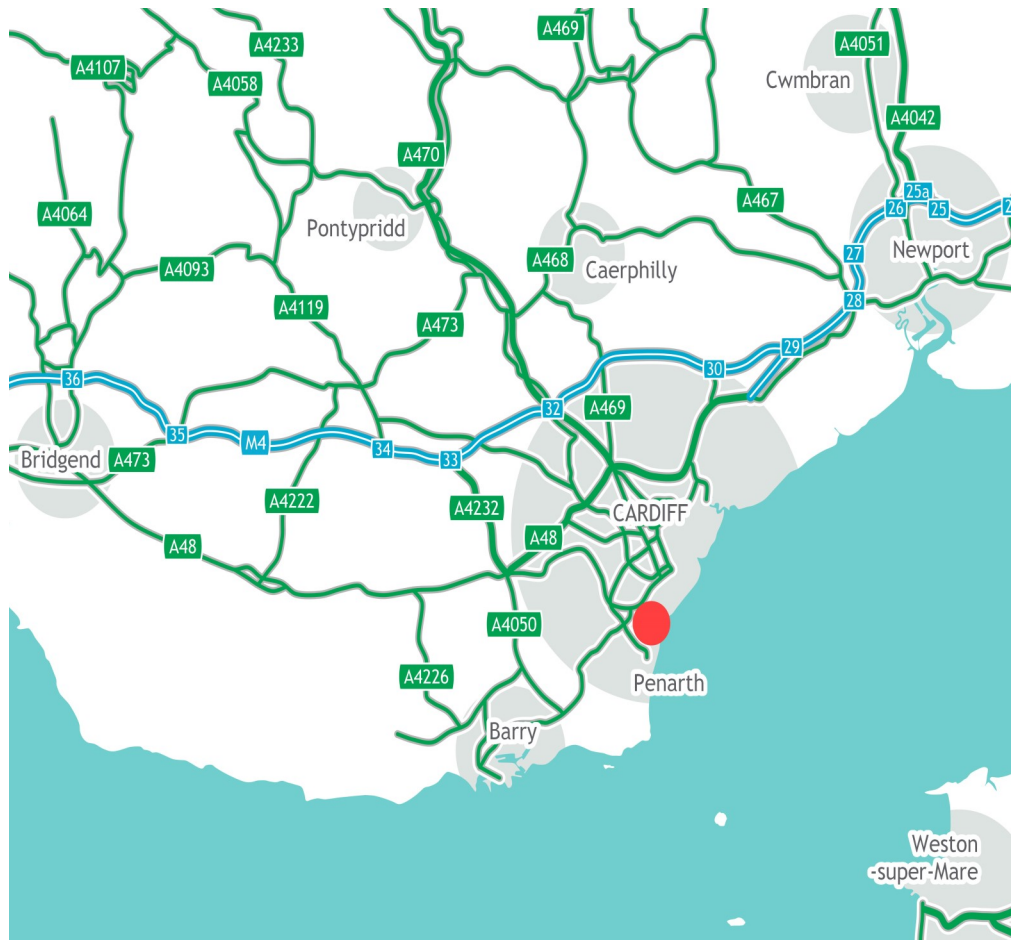


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