

RAPLEYS

rapleys.com
0370 777 6292

LEASE FOR SALE Retail Premises

3A Dunleavy Drive, Cardiff Bay,
Cardiff CF11 0SR

CONTACT **James Clark | Rapleys**
07768 921711 | james.clark@rapleys.com

Richard Curry | Rapleys
07876 747146 | richard.curry@rapleys.com

Stuart Kearney | Kearney Bell
020 3773 9391 | stu@kearneybell.co.uk



Highly prominent location in
Cardiff Bay

ASDA, Morrisons and Cardiff
Bay Retail Park in the immediate
vicinity

A1 use

Passing rent of £45,000 with
tenant breaks in 2020 and 2025

Incentives available subject to
status

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Location

The property is situated in the Cardiff Bay area, approximately 1.9 miles south west of Cardiff City Centre.

The property fronts the main roundabout that provides access to **IKEA** as well as the adjacent **ASDA** superstore on Cardiff Bay Retail Park. Tenants also include **Boots**, **Sports Direct**, **McDonald's**, **Argos**, **B&M** and **Pets At Home**.

Description

Dunleavy Drive Retail Park was built in 2007 and comprises five standalone retail units totalling approximately 1,757 sq m (18,907 sq ft) of modern, well configured commercial space.

The park benefits from a diverse range of uses and 135 free car parking spaces.

Other tenants on the park are **Starbucks**, **Fit4Less**, **Frankie & Benny's**, **Papa John's** and **Green Giraffe Nursery**.

Accommodation

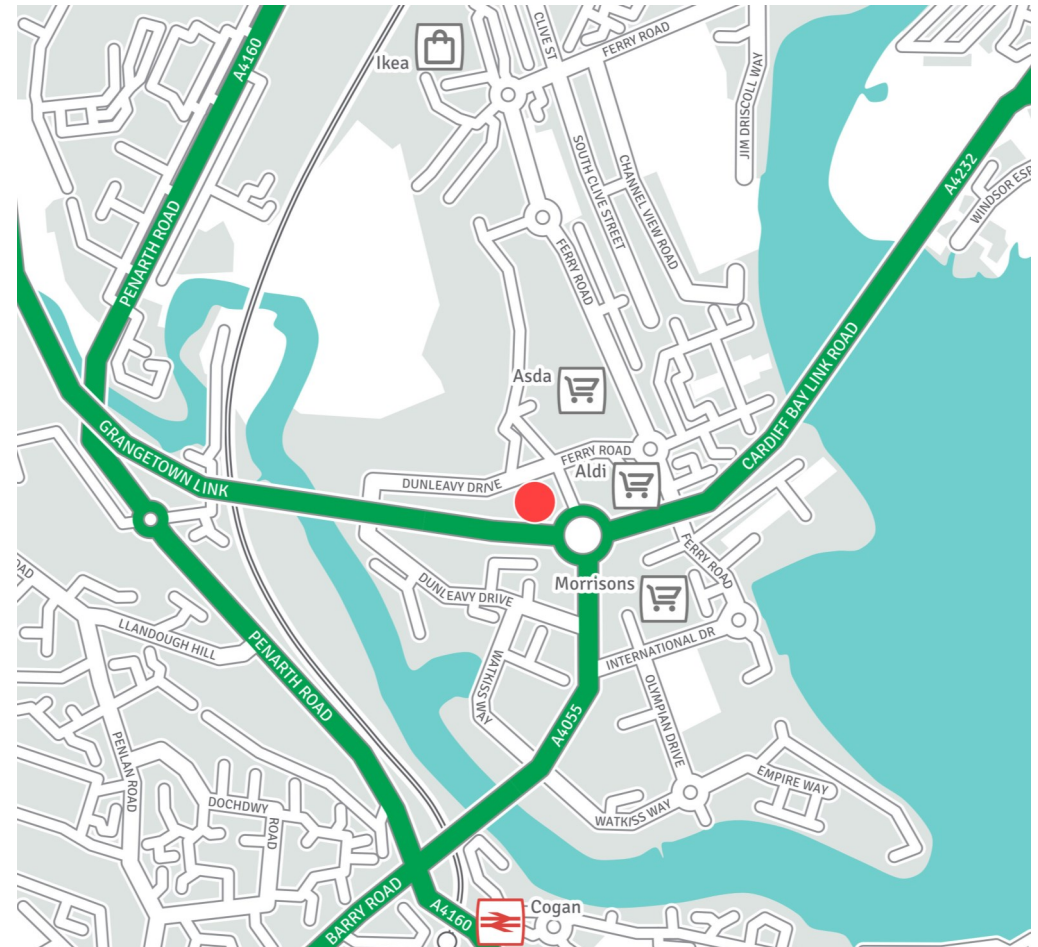
The property comprises the following approximate floor areas:

	Sq m	Sq ft
Total	277.80	2,990

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross 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.

Terms

Offers invited for the existing leasehold.



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Tenure

The property is held on a 15 year effectively FRI lease expiring on 05 September 2030 at a current passing rent of £45,000 pax payable in equal monthly advance payments.

The lease is subject to upward-only open market rent reviews on 06 September 2020 and 06 September 2025.

There are tenant-only break clauses on 06 September 2020 and 06 September 2025 subject to 6 months prior written notice.

Rating

We are advised that the Rateable Value for the property is £40,000 and the UBR for 2019/20 is 52.6p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.gov.uk/calculate-your-business-rates.

Energy Performance

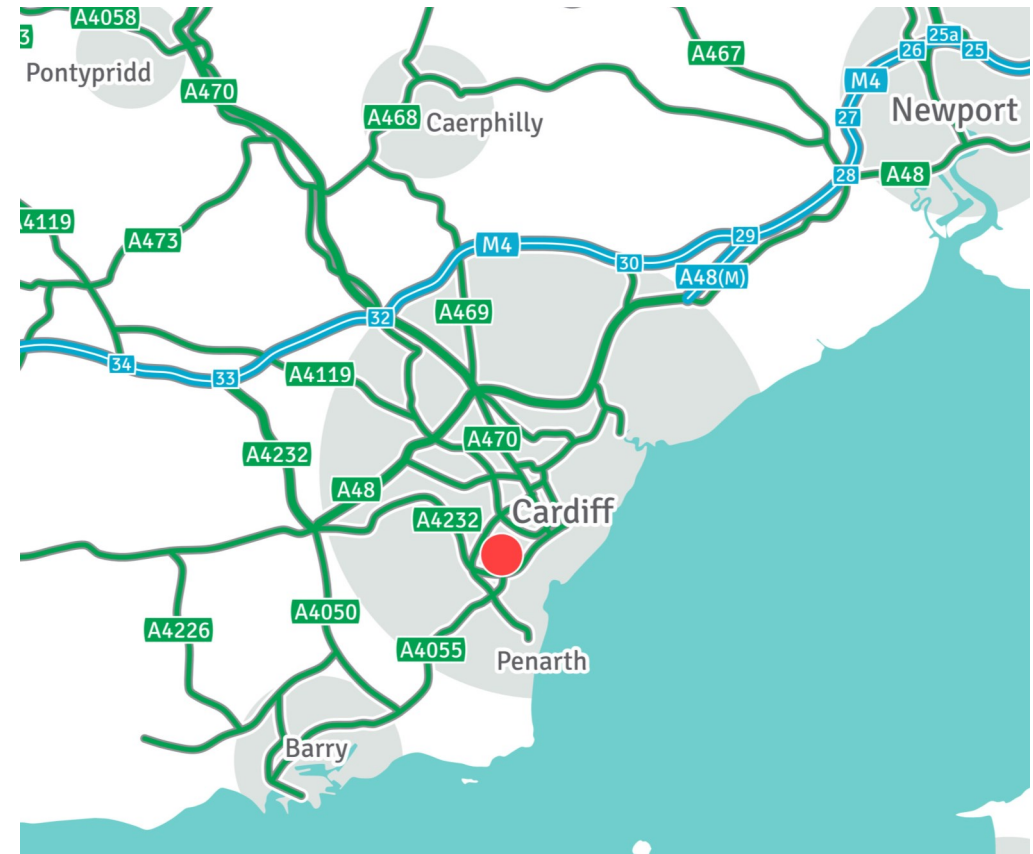
Energy Performance Asset Rating: B.

VAT

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

Viewing

Strictly by appointment through the joint agents.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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