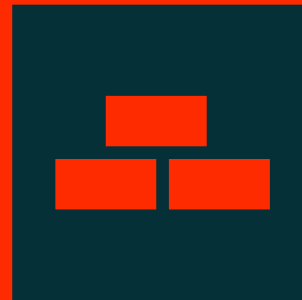


## TO LET RETAIL UNITS

Instore Units 1 & 2, Morrisons Supermarket, International Sports Village  
Cardiff CF11 0JP

### Key information

- In-store units
- Within a Morrisons superstore
- High footfall
- Available immediately



### Contact

Jamie Johnson – 07384 115718  
jamie.johnson@rapleys.com

Vanessa Bramich  
vanessa.Bramich@rapleys.com

## 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 extends to 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 benefits from painted and plastered walls, beneath a suspended ceiling incorporating fluorescent lighting.

Unit 2 is located close to the store entrance prominently positioned behind the checkouts and benefits from a good level of pedestrian footfall. Internally, the unit has painted plastered walls beneath a suspended ceiling with fluorescent lighting.

## Tenure

Leasehold

## Terms

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

Unit 1 - £23,000 per annum

Unit 2 - £30,500 per annum

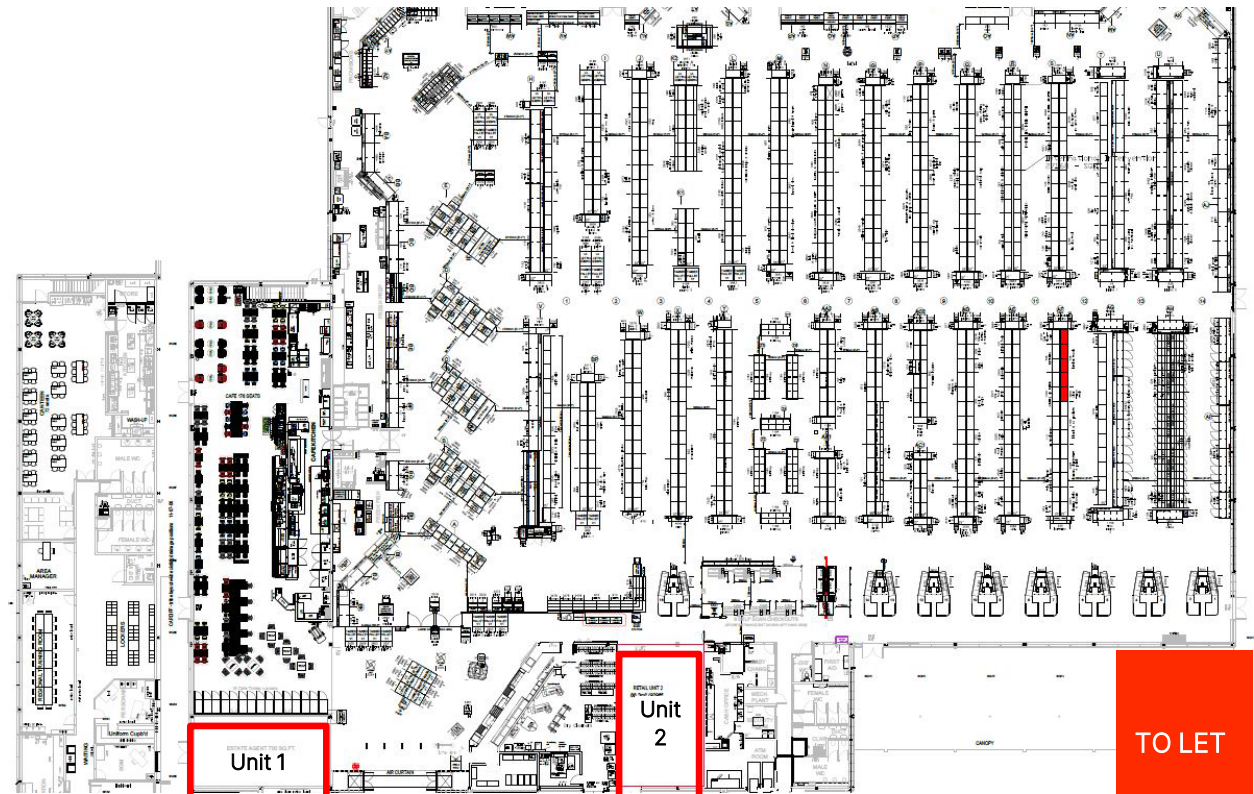
## VAT

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

## Energy Performance

Energy Performance Asset Rating - TBC

- Within a Morrisons superstore
- Available immediately
- Unit 1 – 700 sq ft (65.03 sq m)
- Unit 2 – 929 sq ft (86.30 sq m)



## Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
<b>Unit 1</b>		
Ground Floor	65.03	700
<b>Unit 2</b>		
Ground Floor	86.30	929

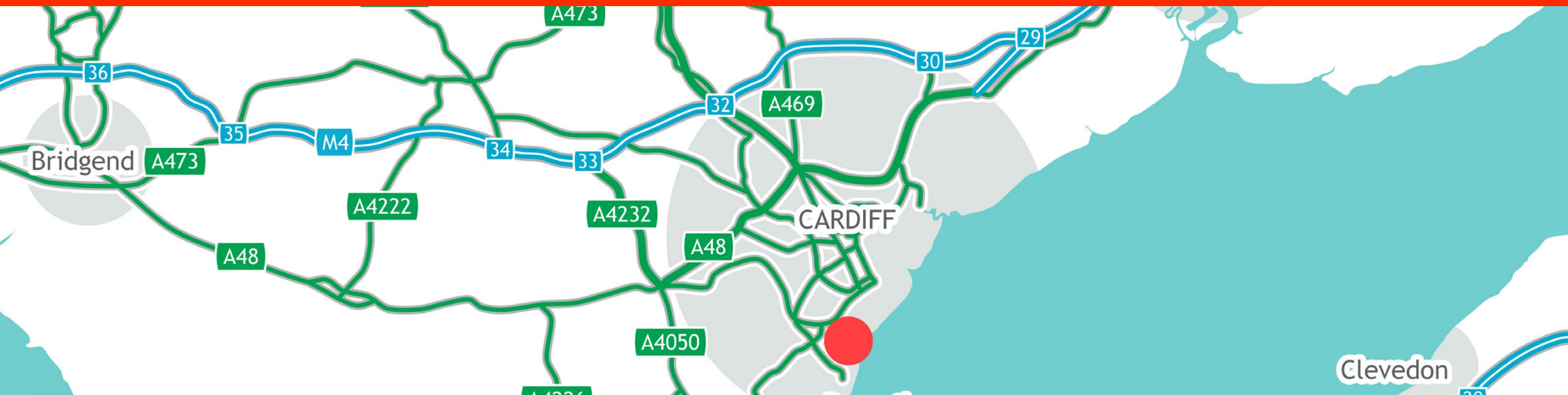
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested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

## Rating

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

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.





For further details contact:  
Jamie Johnson – 07384 115718  
jamie.johnson@rapleys.com  
Vanessa Bramich  
vanessa.Bramich@rapleys.com

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Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

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rapleys.com  
0370 777 6292



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