

To Let

Prominent Roadside Retail Park Unit



Unit 1
Gripoly Mills Retail Park
Sloper Road
Cardiff
CF11 8AA



Location

Gripoly Mills Retail Park is located on the corner of Sloper Road and Penarth Road on the west side of Cardiff. Penarth Road is a major arterial route linking Cardiff City Centre with the A4232, which connects with the M4 motorway.

Penarth Road/Sloper Road is an established retail, trade and motor dealership location. Nearby occupiers include **Halfords, BMW, Volvo, Cardiff Bed Store, Royal Tiles and United Carpets.**

Description

The unit is a refurbished ground floor unit with a toilet and amenity block installed at the rear. Communal car parking is provided to the front.

Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

Unit	Size (sq ft)	Size (sq m)
Ground Floor	4,100	381
Total	4,100	381

Tenure

Available by way of a new full repairing and insuring lease.

Quoting Rent

£42,000 per annum exclusive.

Rates

The current Rateable Value of the property for the period 2018/19 is based on UBR multiplier of £0.514p. The Rates Payable for 2018/19 are as follows:

Rateable Value	Rates Payable
£26,000	£13,364

VAT

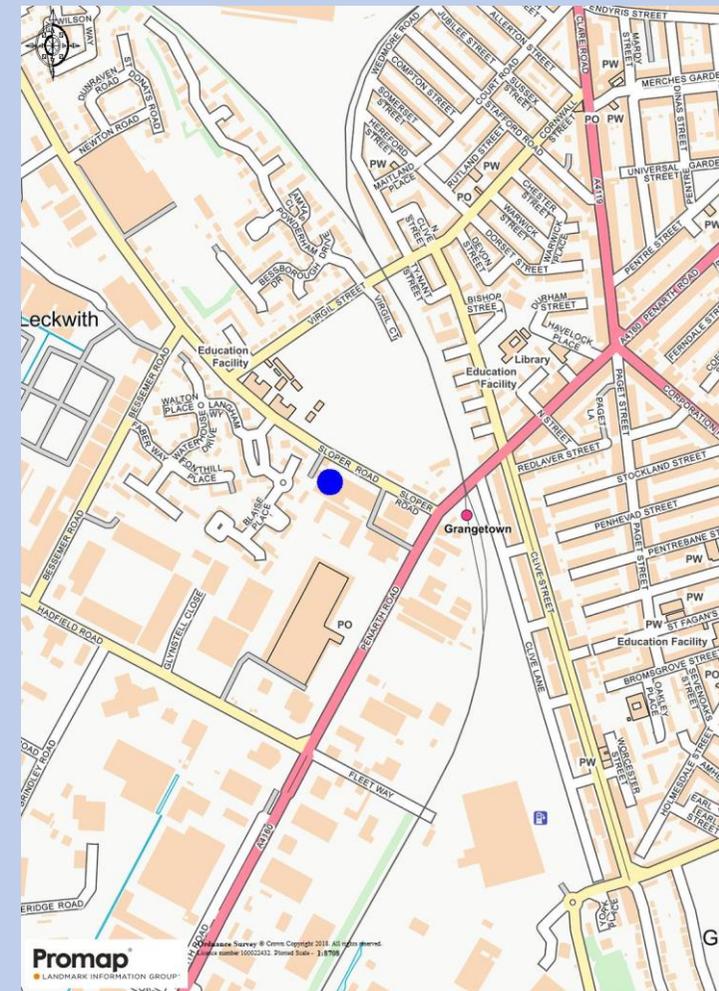
All figures quoted are exclusive of V.A.T. where applicable.

Energy Performance Certificate

Energy Performance Rating B 43.

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.



Further Information

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24/10/2018

