Prominent New Retail Unit
Retail/A2/A3 Planning

Rompney Castle
Wentloog Road
Rumney
Cardiff
CF3 3EB
Location
The Rompney Castle development is located on Wentloog Road in Rumney, Cardiff. Rumney has a large residential catchment in East Cardiff and is easily accessible to the City Centre via Newport Road and onto the M4 via Eastern Avenue.

Notable occupiers in the vicinity include Sainsbury’s, Subway, HSBC, Greggs and Well Pharmacy.

The mixed use development is within the car park of the existing Rompney Castle pub.

Description
The development will comprise a ground floor commercial unit with residential to the upper floors.

There are 13 car parking spaces to the rear that are communal with the Rompney Castle pub.

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

<table>
<thead>
<tr>
<th>Floor</th>
<th>Size (sq ft)</th>
<th>Size (sq m)</th>
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</thead>
<tbody>
<tr>
<td>Ground floor unit</td>
<td>2,500</td>
<td>232.34</td>
</tr>
<tr>
<td>Total</td>
<td>2,500</td>
<td>232.34</td>
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</table>

Tenure
The accommodation will be available by way of new Full Repairing and Insuring Leases, on terms to be agreed.

Alternatively, a freehold disposal may be considered.

Rates
Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Energy Performance Certificate
Energy Performance Certificate will be produced upon completion of the development.

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

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