


NEW RETAIL, CAFE BAR, RESTAURANT UNITS TO LET

895 SQ.FT. UP TO (APPROX.) 1,835 SQ.FT.

029 2037 8921 

fletchermorgan.co.uk 

25 Park Place, Cardiff CF10 3BA 



1,580.47 sq ft



1,835.48 sq ft

The Mill, Canton, Cardiff CF11 8GF

Location

The Mill is a new Urban Regeneration site providing approximately 800 new homes, a retail and commercial centre together with public amenity space.

The Mill is located approximately 2 miles to the west of Cardiff City Centre within the popular residential suburb of Canton.

The retail and commercial centre is situated on the Boulevard, the main access road, and with pedestrian access to Cowbridge Road East and Victoria Park.

The retail and commercial centre forms part of Phase D of the overall development.

Description

The retail and commercial centre extends to some 6,400 sq ft of ground floor accommodation.

The units are finished to a developers shell with shop front, entrance doors and all mains supplies including; electricity, gas, water, telecoms, and foul drainage connections.

Accommodation

The property provides the following approximate areas and dimensions. These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

Ground Floor Areas				
		Metric	Imperial	
Office	- GF	90.84 sq.m.	977.79 sq.ft.	Tirion Group Office
Unit 1	- GF	146.83 sq.m.	1,580.47 sq.ft.	TO LET
Unit 2 & 3	- GF	273.69 sq.m.	2,946.00 sq.ft.	TO BE SPAR
Unit 4	- GF	83.10 sq.m.	894.48 sq.ft. }	TO LET
	- Mezz	87.42 sq.m.	941.00 sq.ft. }	
		170.52 sq.m.	1,835.48 sq.ft. }	

Planning

We are advised the units have planning for retail and café bars and restaurants although other uses such as medical, offices will be considered.

Rates

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

Terms

The units will be available by way of new leases on an effective full repairing and insuring basis.

Rent

On application

VAT

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

Costs

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

Energy Performance Certificate

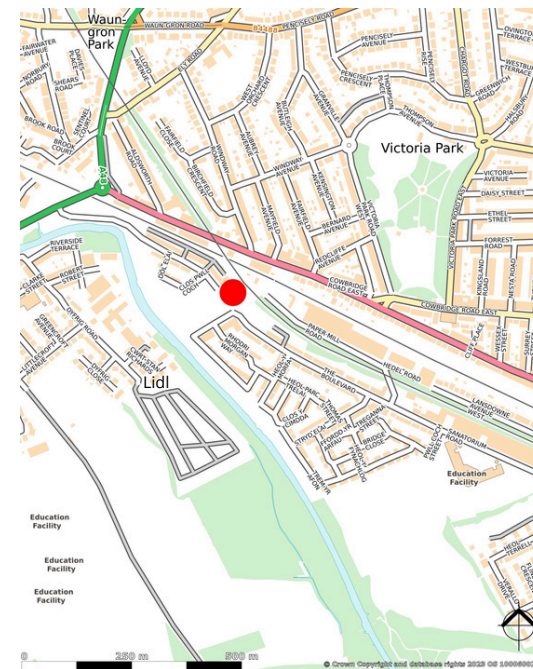
Available on request

Video

[Indicative Unit 1 video](#)

What3Words

[jumped.dust.corner](#)



Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

CONTACT

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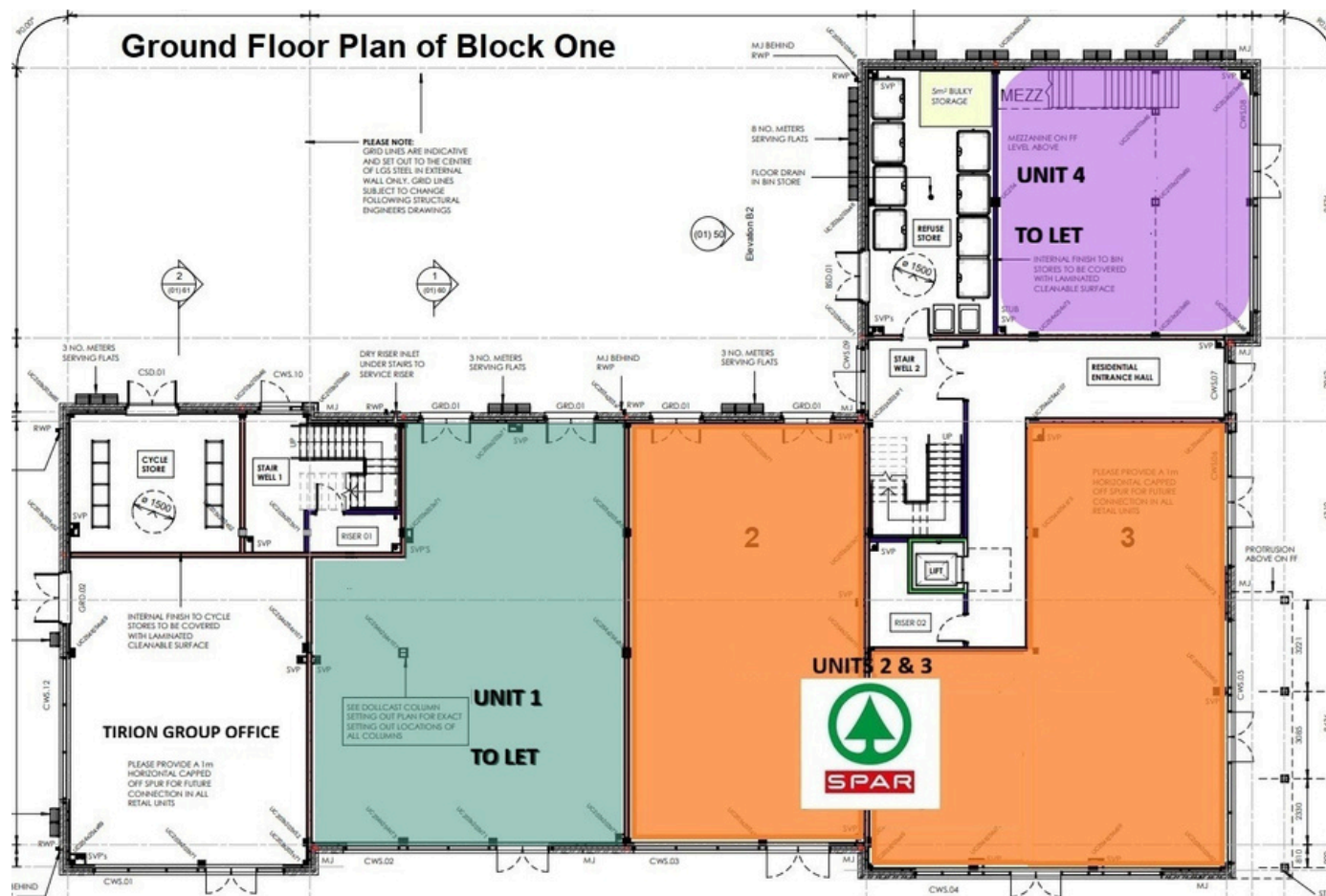
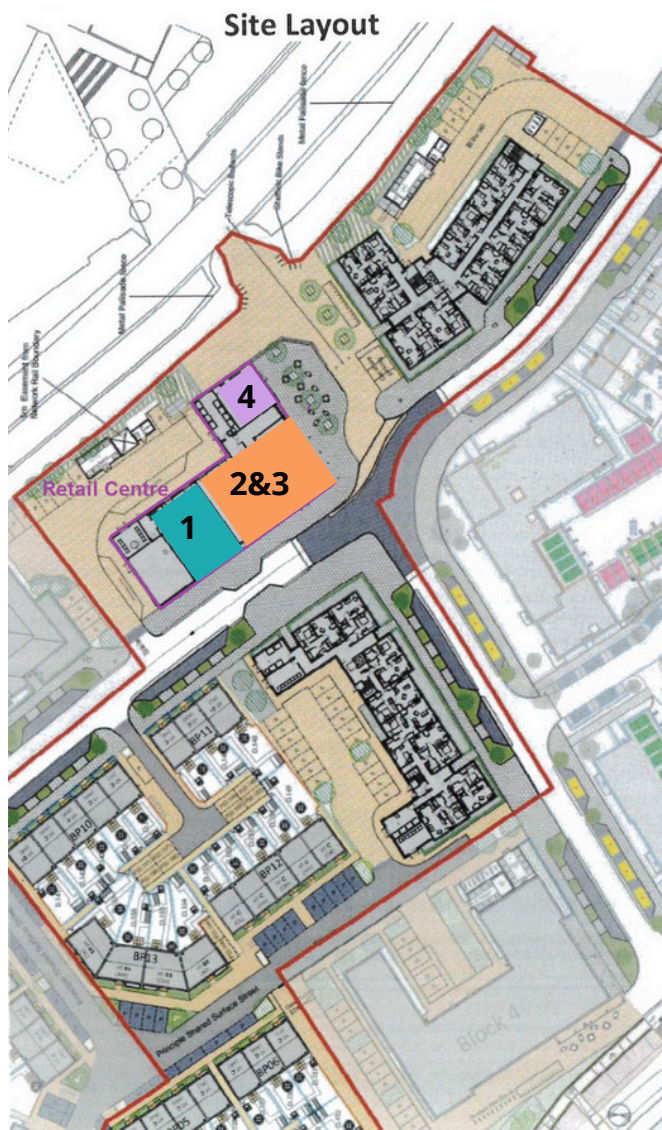
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Morgan**



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THE MILL MASTER PLAN

