

FOR SALE/MAY LET

DISTRICT CENTRE OPPORTUNITY WITH 22 SHARED CAR PARKING SPACES

029 2037 8921 

fletchermorgan.co.uk 

28 Park Place, Cardiff CF10 3BA 



**Last
Remaining
Unit**

**Fletcher
Morgan**

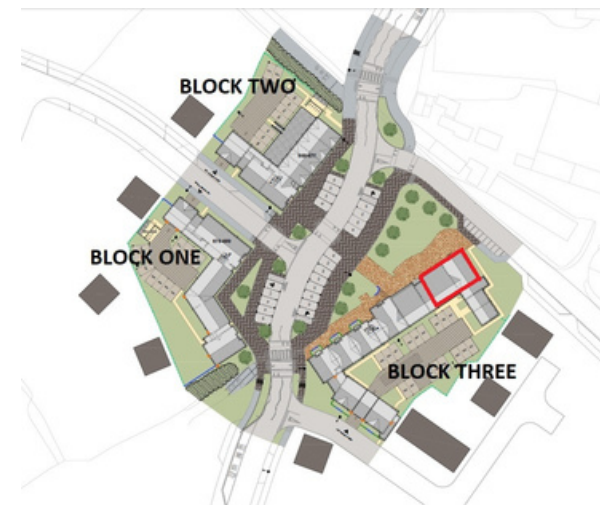
Plot 650 Block 3

Planning permission as a
coffee shop, café, retail,
other uses will be considered
subject to planning

St Edeyrns Village, Church Road, Cardiff CF3 6AW



Plot 650 Block 3



Spar Convenience Store





Location

St Edeyrns is a new residential Village situated to the north east of Cardiff and will provide approximately 1,250 new homes, a new primary school and Village Shopping Centre.

St Edeyrns is located to the east of the Pentwyn Link Road which provides access to the M4 via junction 30 one mile to the north and to the A48 one mile to the south.

The Village retail units are situated on Church Road, which is the main through road providing access to the wider development and directly opposite the site of the new Primary School which opened in September 2023 with over 200 pupils. The District Centre is therefore ideally situated to service the wider catchment in addition to the immediate residents.

Description

The subject scheme extends to some 6,509 sqft of retail with shared parking for 22 vehicles anchored by a Spar Convenience Store.

The unit has been finished to a shell specification, i.e. blockwork walls, shop front with connections for main services and WCs.

Block 1 - Plot 678 **Sold**
Block 2 **Spar Convenience Store**
Block 3 - Plot 650 **1,402 sqft - AVAILABLE**

Planning Status

The unit has retail use and also benefits from planning permission for a café / coffee shop.

A copy of the existing planning permission is available on request, Ref: 17/00731/MJR and 25/00324/NMA. Other uses may be considered subject to planning.

Rates

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

Tenure

The property is to be sold on a 999 year long leasehold interest subject to a ground rent of £150 (One Hundred and Fifty Pounds) per annum per unit. The ground rent is subject to a rent review every 10 years on an upward only basis to RPI.

Service Charge/ Building Insurance

The unit will be subject to a service charge as follows:

	Building Insurance/ Service Costs	Estates SC
Block 3 / Plot 650	£729.84 pa	£189.81 pa

NB 2022/23 which will fluctuate on annual basis

Purchase Price/Rental

Block 3 / Plot 650 - £232,500 / £25,000 pax

VAT

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

What3Words

glue.method.behave

Costs

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

Energy Performance Certificate

Available on request

Video Links

Block 3 - Plot 650 video

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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