

TO LET

1,610 SQ. FT. GROUND FLOOR RETAIL UNIT IN A PROMINENT LOCATION

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fletchermorgan.co.uk

28 Park Place, Cardiff CF10 3BA



Fletcher Morgan

Unit 4a, Gripoly Mills, Sloper Road, Cardiff CF11 8AA



Location

Gripoly Mills comprises a parade of 9 retail units with prominent frontage to Sloper Road close to its junction with Penarth Road.

Penarth Road is a major arterial route linking Cardiff City Centre, one mile to the north east, with the A4232, one mile to the north west. Junction 33 of the M4 is 7 miles to the north and Cardiff Bay area 2 miles to the south.

Penarth Road is a buoyant and much sought after location and is home to a wide variety of users. Retail warehouse occupiers in the location include Wickes, Dreams, many of the major car dealerships – Honda, Land Rover, Renault, Bentley and BMW – and numerous trade counter and cash and carry operators.

The property is on a bus route and within walking distance to rail station.

Description

Unit 4a mid terraced ground floor retail showroom has a glazed entrance with carpeted floors and suspended ceiling throughout.

To the rear of the showroom is a small utility area with external shutter door.

Accommodation

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

Ground Floor Retail 1,610 sq ft | 149.58 sq m

Car Parking

The unit benefits from a large shared car park to the front of circa 60 parking spaces.

Rates

The Rateable Value of the property is as follows:

2026/27 based on UBR multiplier of £0.350p
Rateable Value = £14,000 | Rates Payable = £4,900

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

Tenure

The subject property is available on a new Full Repairing and Insuring lease.

Rent

£20,000 per annum exclusive

Energy Performance Certificate

C65

VAT

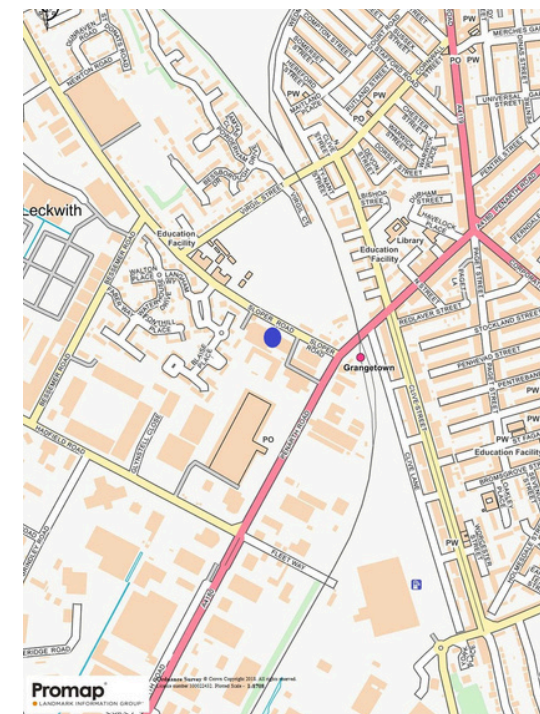
All figures quoted are exclusive of V.A.T. where applicable.

Costs

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

What3Words

popped.levels.tapes



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.

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