

# NEW DISTRICT CENTRE ANCHORED BY LIDL LAST REMAINING UNIT

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28 Park Place, Cardiff CF10 3BA



**Fletcher  
Morgan**

**1,410 SQ.FT.  
TO LET**

**AVAILABLE  
EARLY 2027**

**Glan Llyn, Llanwern, Newport NP19 4TZ**



## Location

The new District Retail Centre is located with frontage to Queens Way (A4810) which provides access to Newport City Centre and the surrounding suburbs to the West and to Junction 23A of the M4 to the East.

Glan Llyn is a new comprehensive mixed use scheme situated 2 miles to the South East of Newport City Centre.

The overall site covers some 600 acres delivering approximately 4000 new homes, 100 acres of business space, primary schools and the new District Retail Centre. To date approximately 1700 new homes have been developed with a further 900 new homes committed over the next few years.

## Description

The District Retail Centre will extend to some 32,635 sq.ft. with 134 car parking spaces anchored by a new Lidl foodstore.

Adjacent to the Llanwern Bull Family Public House and Restaurant.

The remainder of the scheme comprises 3 retail units of 1,410 sq.ft. each and a childrens nursery.

## Accommodation

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

Unit	Imperial	Metric	
1	1,410 sq.ft.	131 sq.m.	U/O Wingers
2	1,410 sq.ft.	131 sq.m.	U/O Dominos
3	1,410 sq.ft.	131 sq.m.	TO LET
Childrens Nursery	7,266 sq.ft.	675 sq.m.	U/O

## Planning

Planning Permission for retail (A1), office (A2) and restaurant/takeaway (A3). Other uses may be considered subject to planning.

## Tenure

Unit 3 will be available to let by way of a new lease

## Rent

£35,000 pax

## Available

Q1/Q2 2027

## Rates

To be assessed on PC.

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

## VAT

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

## Costs

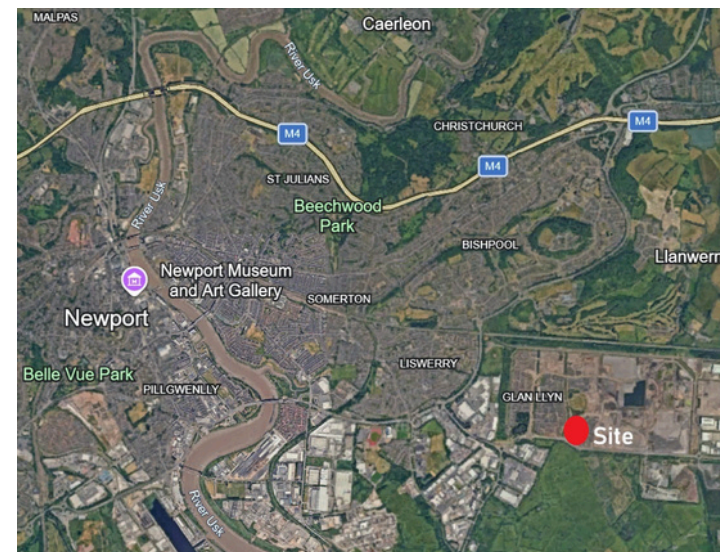
Each party is to bear their own legal and professional costs incurred in the transaction.

## Energy Performance Certificate

To be assessed on PC.

## What3Words

[boats.senior.horns](https://www.what3words.com/boats.senior.horns)



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## CONTACT

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