

Former Wilko

Cardiff

FOR LEASE- SUBJECT TO VACANT POSSESSION

46,584 SQ FT AVAILABLE



Colchester Avenue
Cardiff

CF23 9AN

AVISON
YOUNG

LOCATION

Cardiff Colchester Avenue

Cardiff is situated in the south-eastern part of Wales, bordering England, it is located on the south coast of Wales, along the Bristol Channel. Cardiff is the largest city in Wales and serves as its political, cultural, and economic centre.

As Cardiff is the Welsh capital city it boasts excellent transport links:

- Cardiff Railway Station is located 3 miles from the property. This station connects Cardiff to major cities in the United Kingdom such as London, Manchester, Birmingham and more.
- Cardiff has an excellent bus transport system, running at frequent intervals throughout the day.
- Cardiff airport is located approximately 18 miles from the property, which provides travel internationally.

The property is situated in a commercial and retail-centric area, with other shopping centres, businesses and amenities. This suits the wider residential area surrounding the scheme.

It is located near the junction of Newport Road and Colchester Avenue nearby occupiers include **Sainsburys with petrol station, Burger King, Lidl, Screwfix, Pets at Home, Currys, Halfords and more.**

PROPERTY OVERVIEW

The subject property neighbours a Sainsbury's supermarket and benefits from a large frontage onto the superstores carpark, providing excellent visibility.

ACCOMODATION

- The property is arranged over ground floor providing the approximate floor areas (GIA).

Floor	Sq Ft	Sq M
Ground	44,525	4,136
First Flor	2,059	191

SUMMARY



Rent Upon
Application



46,584 sq ft



Welsh
Capital



User Class E



362,300
Population



Strong
Transport
Links

Quoting Rent

Upon Application.

Lease Term

Available by way of a new lease for a term to be agreed, subject to vacant possession.

Planning

The head lease stipulates class A1 of the Town & Country Planning (Use Classes) Order 1987, other uses will be considered subject to a user variation.

Interested parties should carry out their own due diligence in this regard.

Business Rates

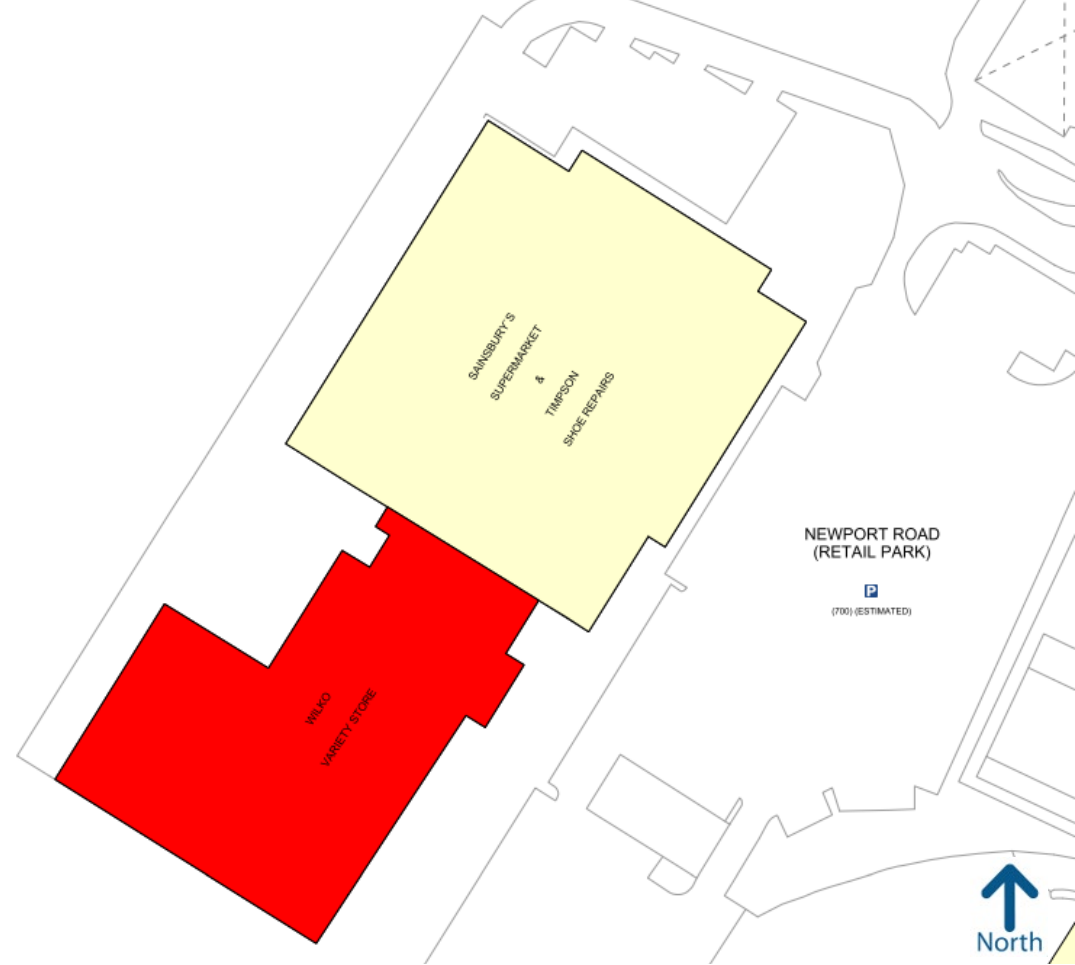
We understand that the property is assessed as follows:

Rateable Value 23/24	£280,000
UBR 23/24	£0.512
Rates Payable	£143,360

Interested parties should carry out their own due diligence in this regard.

EPC

The property has an EPC rating of 40-B, a certificate can be made available on request.



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Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

Get More Information

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