



savills

# LARGE RETAIL UNIT ADJACENT TO SAINSBURY'S CARDIFF

Colchester Avenue, Pen Y Lan, Cardiff, CF23 9AN



UNIT LOCATION

# COLCHESTER AVENUE

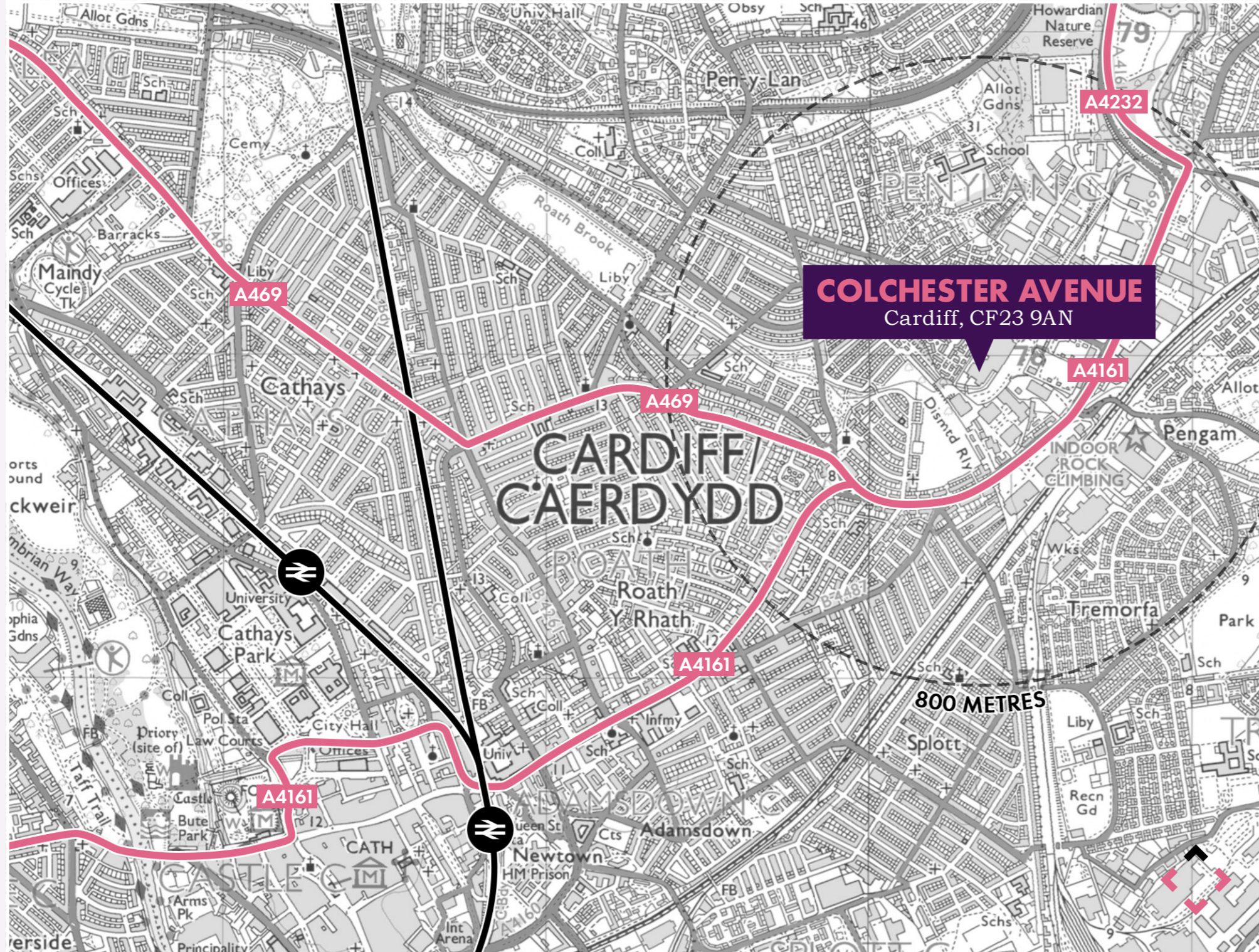
Cardiff, CF23 9AN

46,584  
Unit size (GIA)

650  
Shared spaces

Class E  
Permitted use

£149,800  
Rates payable (2023-2024)



## Nearby occupiers

Sainsbury's	0 metres
Lidl	250 metres
Pets at Home	350 metres
Currys	400 metres
The Gym Group	425 metres
Dunelm	450 metres
The Range	550 metres
Go Outdoors	600 metres
Wickes	600 metres
Morrisons	700 metres
Home Bargains	725 metres
B&M	800 metres



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## A purpose-built steel framed retail warehouse unit with large surface level car parking.

This vacant 46,584 sq.ft retail unit is located off Colchester Avenue adjacent to a large Sainsbury's supermarket, close to Newport Road in east Cardiff.

Ground floor GIA: 44,525 sq.ft

First floor GIA: 2,059 sq.ft

External garden centre: 12,141 sq.ft  
(of which 2,088 sq.ft is covered)

Potential to split unit (subject to planning). Available by way of a new FRI lease from early 2025 or sooner with agreement from Sainsbury's.





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**SUBJECT PROPERTY**

**Sainsbury's**

**650 SHARED SPACES**



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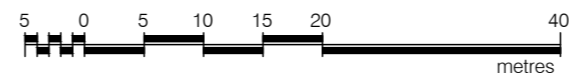
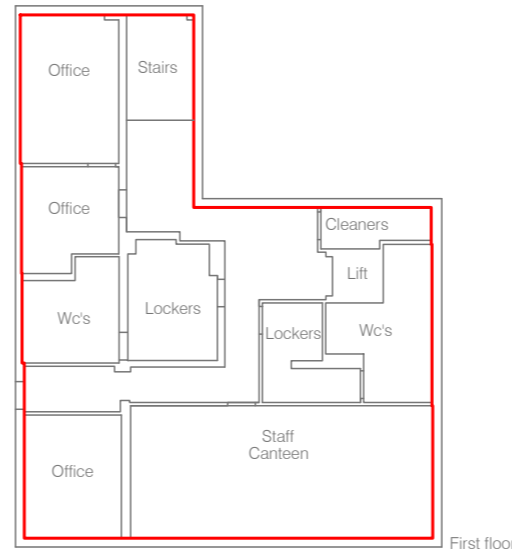
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AGENT'S DETAILS



**CLIVE POWER**

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