

**\*AVAILABLE DUE TO RELOCATION & EXPANSION\***

## Cardiff- B&M, 455 Newport Road CF24 1RQ



### LOCATION

The subject property is in the North East region of Cardiff, offering a prime out of town retail location, with a high passing traffic count. Other occupiers located nearby include Lidl, Aldi, Iceland Food Warehouse and Poundland. The unit benefits from fronting Newport Road and sits adjacent to City Link Retail Park. We understand the population for Cardiff is approximately 330,000.

### DESCRIPTION

The property extends to the following approximate dimensions. Interested parties are advised to undertake their own calculation.

**GIA**                      **17,280 ft<sup>2</sup>**                      **1,605.4 m<sup>2</sup>**

### TENURE

The unit is available on a lease due to **expire 26<sup>th</sup> August 2028**.

### RENT

The current rent passing is **£232,500 pax**.

### SERVICE CHARGE

Information available on request.

### INCENTIVES

Offers invited.

### RATES

Information obtained from the VOA website indicates that the rates for the property are as below. Interested parties are advised to make their own enquiries with the Local Authority for verification.

Rateable Value -                      £184,000  
Rates Payable 2020/21 (50.4p) -    £92,736

### EPC

Available upon request.

### VIEWINGS

Strictly by appointment only via Burns Property Consultants.

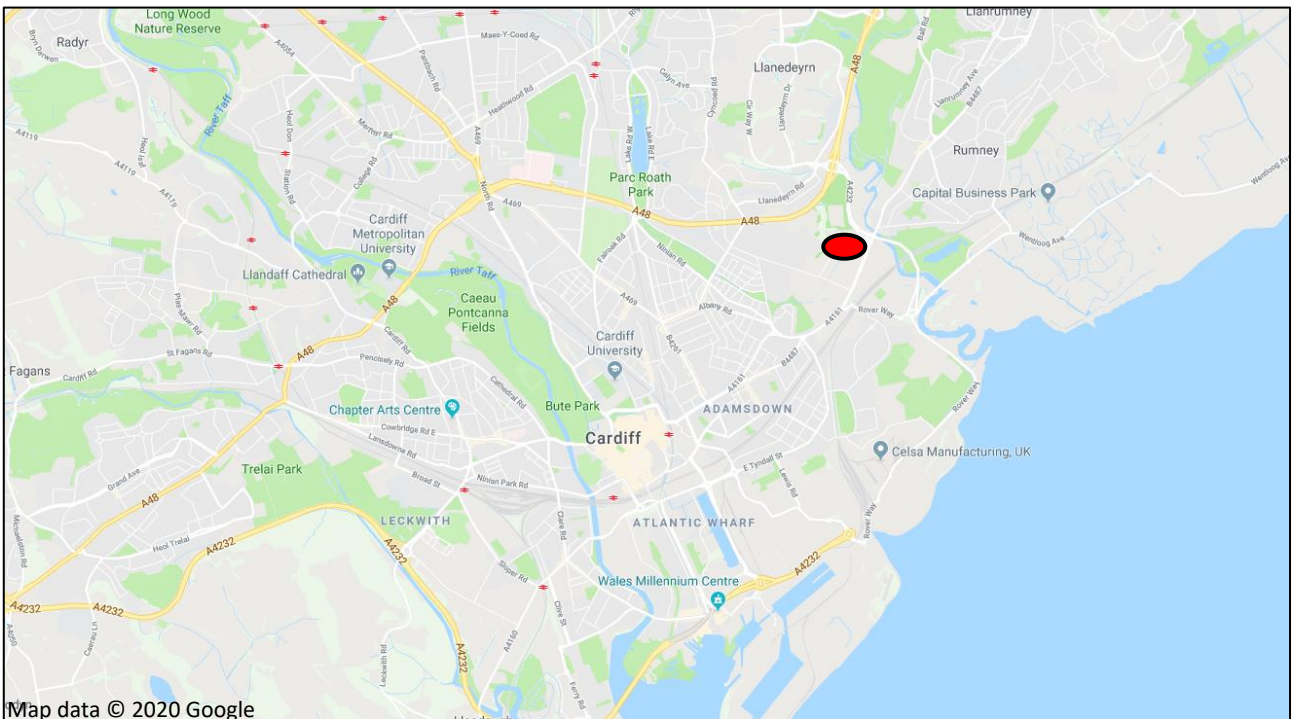
### CONTACT

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**Subject to Contract 05.06.20**





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