



**CUSHMAN &  
WAKEFIELD**

**NEW A1 / A3 RETAIL UNITS – TO LET**  
**Maelfa Shopping Parade**  
**Llanedeyrn**  
**CARDIFF, CF23 9PL**



**A1 Unit Available - 93 sq m (1,001 sq ft)**  
**A1/A3 Unit Available - 92 sq m (990 sq ft)**

## **Property Highlights**

- **New shopping parade development with 50 adjacent car parking spaces**
- **A1 and A3 units available**
- **Under 1 mile from A48 Eastern Avenue**
- **Available from Q1 2019**

For more information, please contact:

**Andrew Gibson**  
**Partner**  
029 2026 2246  
[andrew.gibson@cushwake.com](mailto:andrew.gibson@cushwake.com)

**Evan Whitson**  
**Assistant Surveyor**  
029 2026 2207  
[evan.whitson@cushwake.com](mailto:evan.whitson@cushwake.com)

Marchmount House  
Dumfries Place  
Cardiff  
CF10 3RJ

phone: +44 (0)29 2026 2288

[cushmanwakefield.com](http://cushmanwakefield.com)



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# NEW A1 / A3 RETAIL UNITS – TO LET

## Maelfa Shopping Parade

### Llanedeyrn

### CARDIFF, CF23 9PL

#### Location

Maelfa Shopping Parade (CF23 9PL) is situated fronting Llanedeyrn Drive, which is under 1 mile from the A48(M) Eastern Avenue and provides access to junction 29 & 30 of the M4 and Cardiff city centre (3 miles to the south west).

The shopping parade is the hub of the surrounding residential community and is in close proximity to the 3 nearby schools and opposite Persimmon Homes' Eastern Quarter housing development, which consists of 57 new private homes.

#### Description

The opportunity will comprise brand new retail units within Cardiff Council's redevelopment of the existing Maelfa Shopping Centre with new shops, homes, car park and public realm. The scheme will comprise approx. 12,500 sq ft of ground floor retail units with 54 residential flats and houses situated above and surrounding the retail units. The units will be finished to a shell specification, ready for fit out and occupation by an incoming tenant. Further unit specification details will be available on request.

Availability will be from **Q1 2019**.

#### Accommodation

Unit	User	Sq M	Sq Ft
1	Convenience Store	364	3,918
2	Pharmacy	133	1,432
3	Optician	104	1,119
4	<b>A1 / A3 UNIT TO LET</b>	92	990
5	Fish & Chip Shop	92	990
6	Butcher	92	990
7	Hairdressers	92	990
8	<b>A1 UNIT TO LET</b>	93	1,001
9	Newsagent	93	1,001
<b>Total</b>		<b>1,155</b>	<b>12,431</b>

#### Tenure and Terms

The units are to be owned by Cardiff Council and will be available by way of a new Full Repairing and Insuring lease on terms to be agreed. Full terms on application.

#### Services

We understand that following the conclusion of the redevelopment works the mains services to the units will include three phase electricity, water and drainage.

#### Rating

The units are to be assessed following the conclusion of the redevelopment works.

#### Service Charges

To be confirmed

#### Energy Performance Certificate

The units are to be assessed following the conclusion of the redevelopment works.

#### VAT

VAT will be charged on all costs.

#### Legal Costs

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

#### Viewing

For further information and to arrange an inspection, please contact the sole agents:

Andrew Gibson  
Partner  
02920 262246

[andrew.gibson@cushwake.com](mailto:andrew.gibson@cushwake.com)

Evan Whitson  
Assistant Surveyor  
02920 262207

[evan.whitson@cushwake.com](mailto:evan.whitson@cushwake.com)

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#### Important Notice

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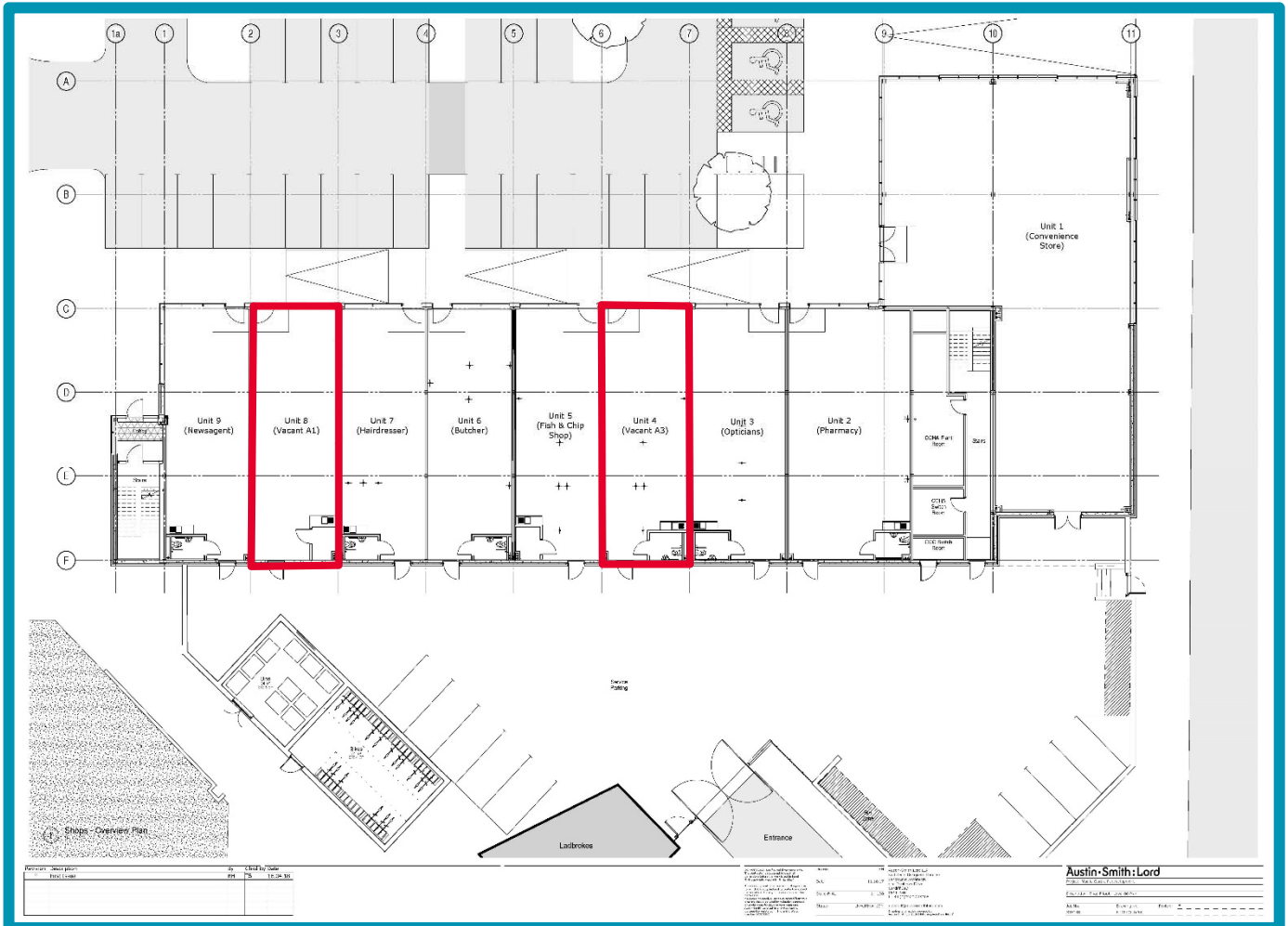


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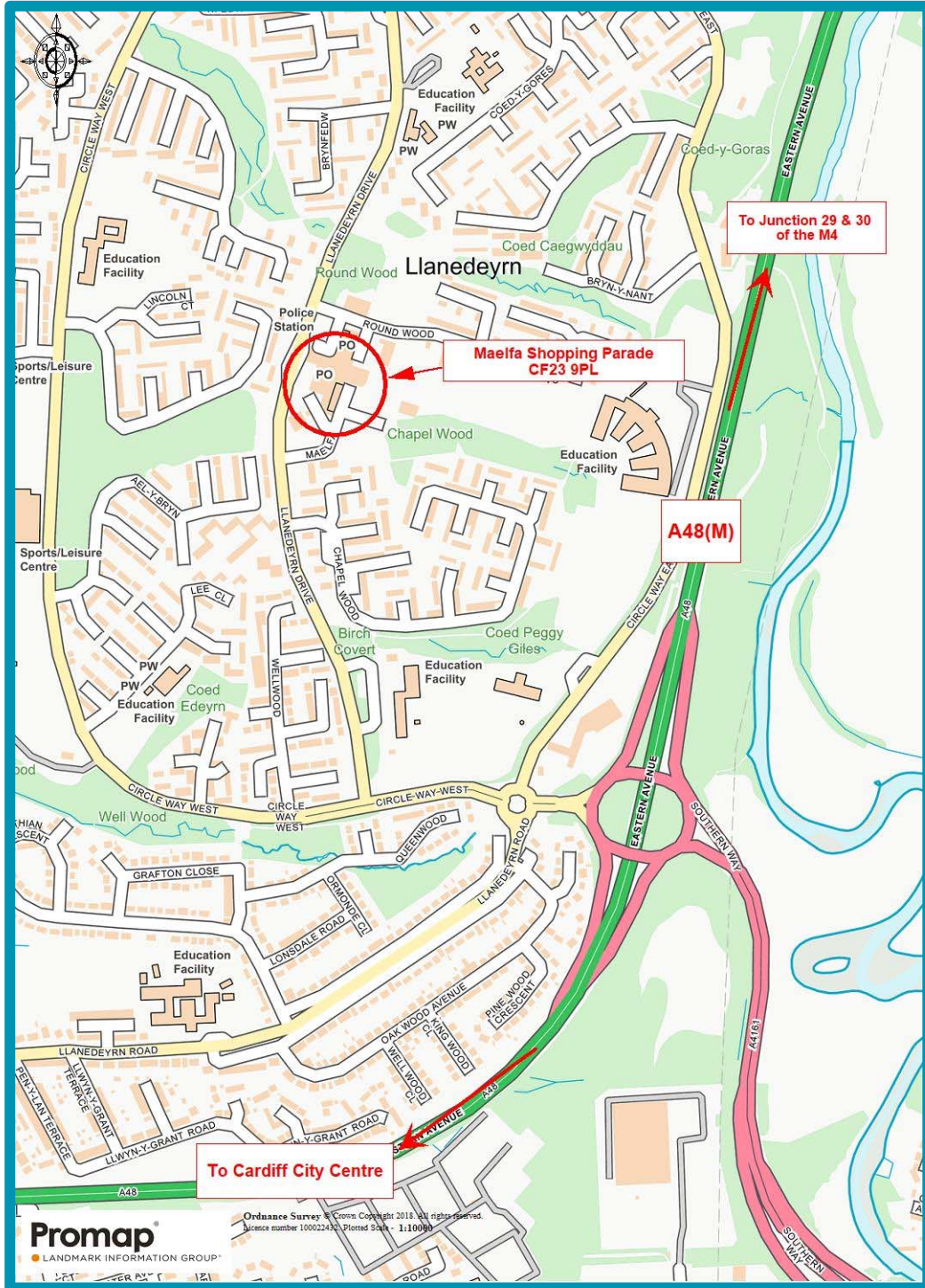


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