



A1 Retail Unit Available - 93 sq m (1,001 sq ft)

Property Highlights

- **New shopping centre development with 50 adjacent car parking spaces**
- **Final A1 Retail Unit available**
- **Under 1 mile from A48 Eastern Avenue**
- **Immediately available for tenant's fit out works**

For more information, please contact:

Andrew Gibson
Partner
029 2026 2246
andrew.gibson@cushwake.com

Rhiannon Jones
Surveyor
029 2026 2215
Rhiannon.Jones@cushwake.com

Marchmount House
Dumfries Place
Cardiff
CF10 3RJ

phone: +44 (0)29 2026 2288

cushmanwakefield.com

Maelfa Shopping Centre 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 centre 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 unit is a new A1 retail unit within Cardiff Council's redevelopment of the existing Maelfa Shopping Centre with new shops, homes, car park and public realm. The scheme comprises approx. 12,500 sq ft of ground floor retail units with 54 residential flats and houses situated above and surrounding the retail units. The unit is finished to a shell specification, ready for fit out and occupation by an incoming tenant. Further unit specification details are available upon request.

Accommodation

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

Tenure and Terms

The unit is owned and managed 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 the unit benefits from three phase electricity, water, drainage and gas.

Rating

The unit is to be assessed following the completion of the redevelopment works.

Service Charge

To be confirmed

Energy Performance Certificate

The unit has an Energy Performance Rating of B (41). A full copy of the certificate can be made available upon request.

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:

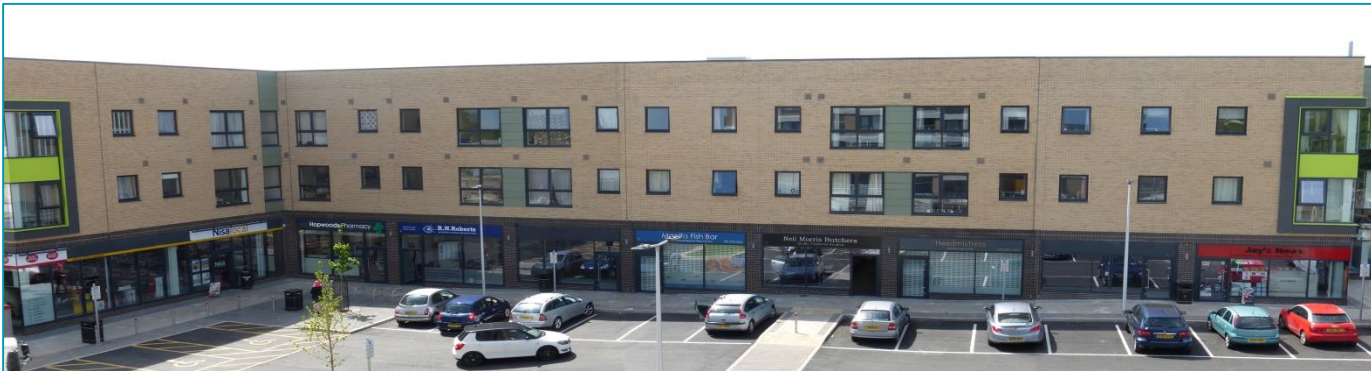
Andrew Gibson
Partner
02920 262246
andrew.gibson@cushwake.com

Rhiannon Jones
Surveyor
02920 262215
Rhiannon.Jones@cushwake.com

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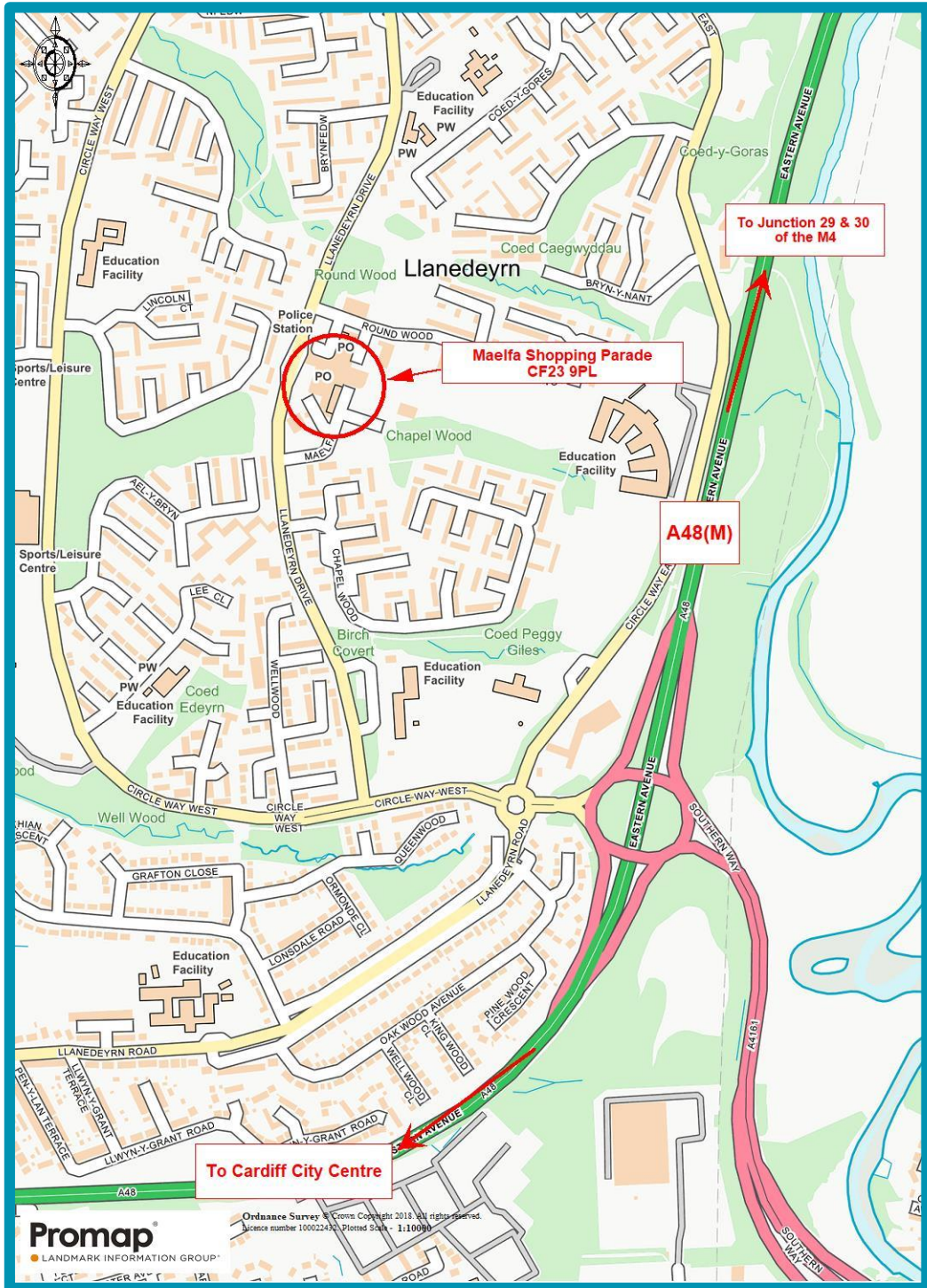


CUSHMAN & WAKEFIELD

FINAL A1 RETAIL UNIT – TO LET

Maelfa Shopping Centre Llanedeyrn

CARDIFF, CF23 9PL



PLANS ARE FOR IDENTIFICATION PURPOSES ONLY

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