

THE DUTCH GARDEN CENTRE

CARDIFF GATE, PONTPRENNAU, CF23 8LZ

PRIME DEVELOPMENT OPPORTUNITY SITUATED ON JUNCTION 30 OF THE M4 MOTORWAY



FOR SALE

- ◆ Total site extends to 2.84 Ha (7.03 acres)
- ◆ Prominent motorway opportunity
- ◆ Occupied by The Dutch Garden Centre
- ◆ Planning potential for a number of uses
- ◆ Offers invited on an unconditional basis

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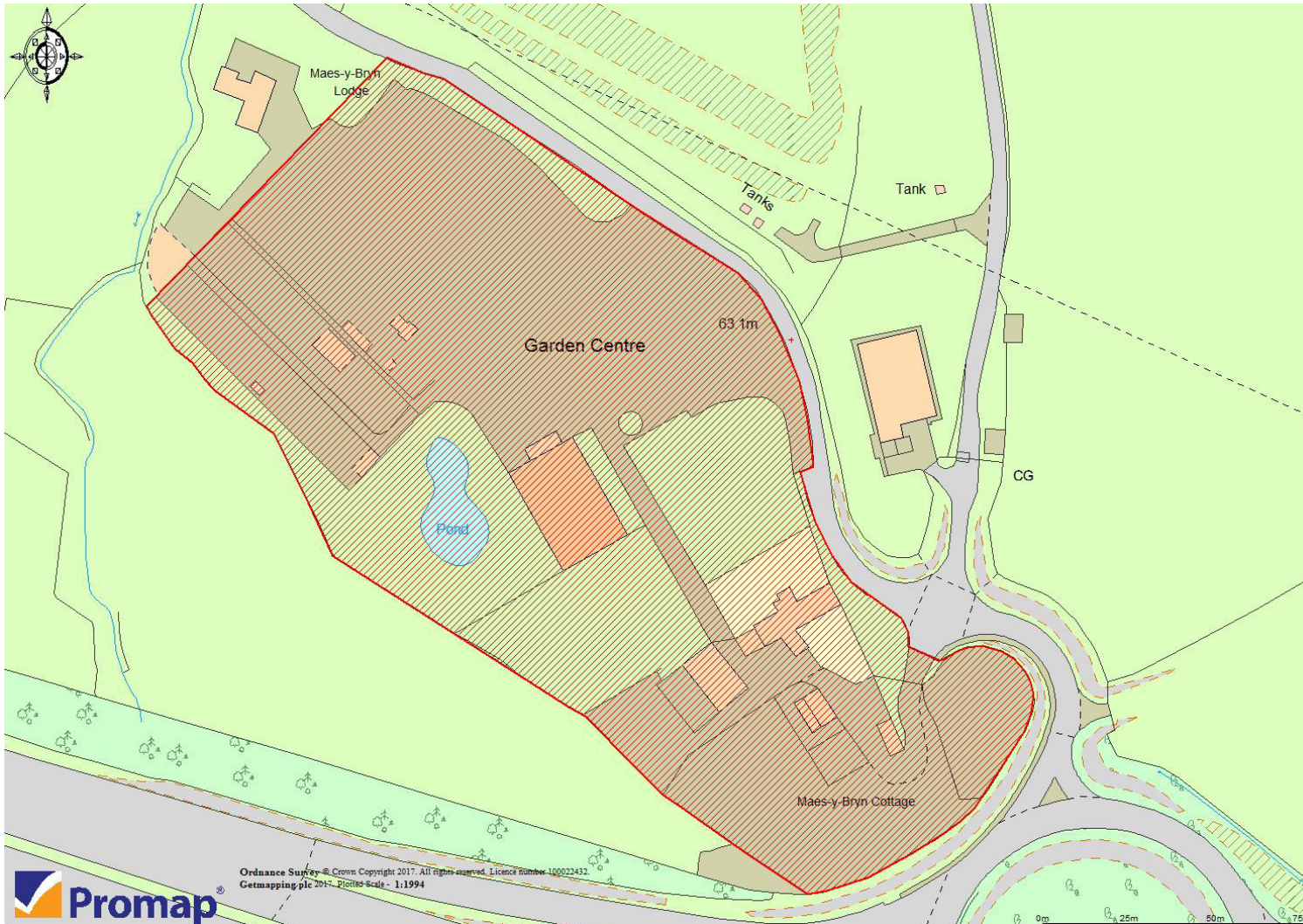
Location

The site is located off Maes-Y-Bryn Road, Cardiff Gate. Cardiff Gate is a business park development, prominently located on the Junction 30 of the M4 motorway and the A4232 north east of Cardiff. The City Centre is situated approximately 6 miles south of the site.

The site is adjacent to the M4 Motorway bounded south with direct access on to the Junction 30 Roundabout. Cardiff Gate Business and Retail Park are situated approximately 0.5 mile south with a number of retail and hotel operators such as Hotel Ibis, Starbucks, a large ASDA and B&Q superstore, Wren Kitchens, PureGym and Harveys Furniture. South west of the property on the opposite side of the M4 are Sinclair Mercedes and Audi car show rooms enjoying similar prominence from the motorway.

The well-established residential area of Pontprennau and Pentwyn are located approximately 2-3 miles south west with a number of local amenities including Waitrose, Lidl, Aldi, Spire Private Hospital and Cardiff Golf Club.





Description

The site extends to approximately 2.84 hectares (7.03 acres) and is currently occupied by The Dutch Garden Centre operating a garden centre / nursery on site.

The site is generally level, roughly rectangular shape and aligned generally north west to south east with a slight gradient in this direction.

Services

We understand that all mains water and electricity supplies are connected to the property. We advise that applicants should make their own enquiries with the relevant statutory service providers.

Planning

The site is currently used as a garden centre together with a number of other ancillary uses.

The site offers the potential for redevelopment subject to obtaining the necessary planning permissions.

We recommend interested parties should contact the Local Authority planning department on 029 2087 2087 or 029 2087 2088 (Cymraeg).

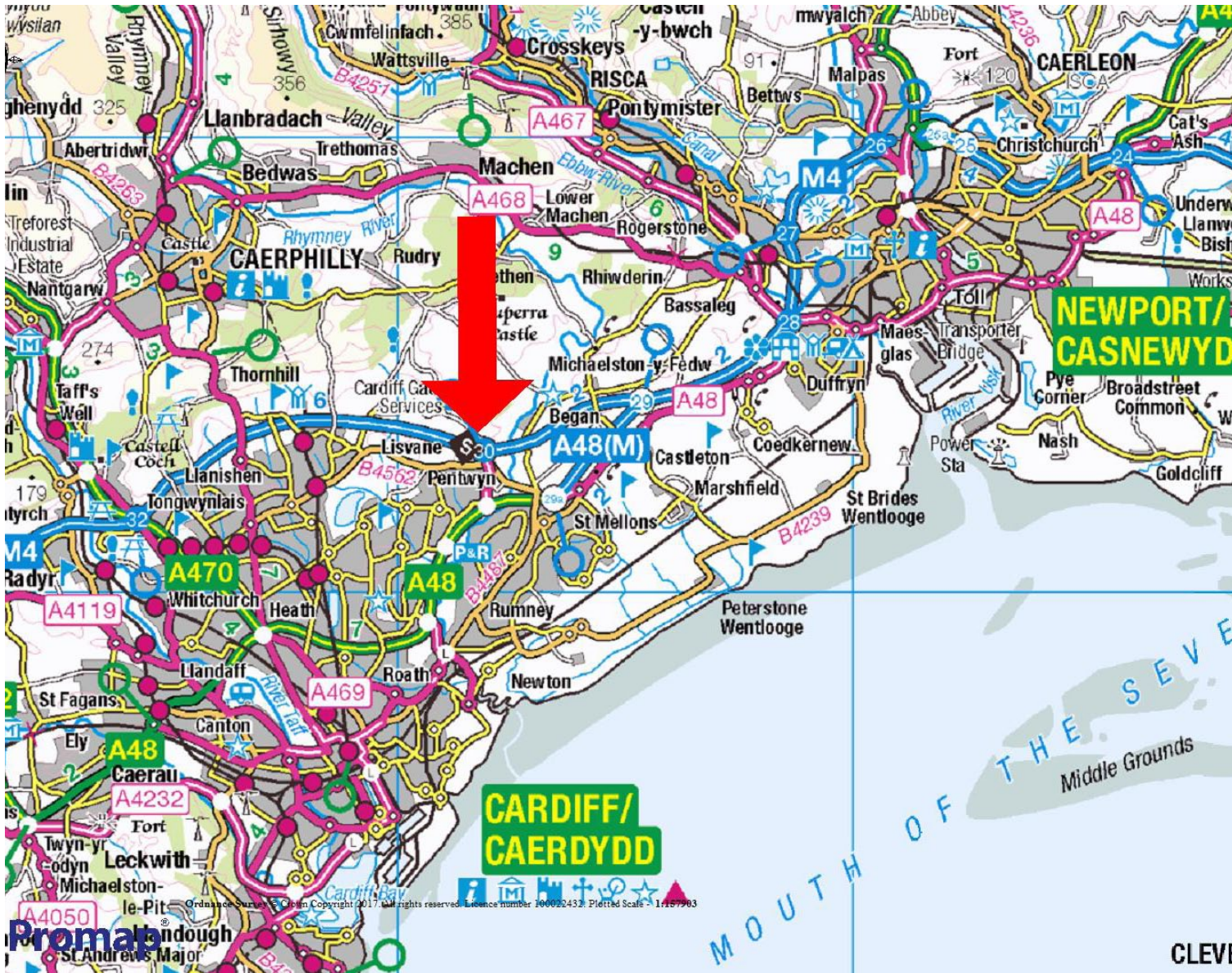
Passing Rent

The property is producing an annual rent of £56,400 per annum.

Tenure & Vacant Possession

Available as freehold with vacant possession, date to be agreed.





VAT

The property is not elected in respect of VAT.

Additional Information

Technical information is available via a secure dedicated website:
www.dutchgardencentre-cardiff.com

Method of Disposal

Interested parties are requested to formally register their interest and will be informed of the tender deadline in due course.

Further Information

For further information and to arrange a viewing please contact:

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