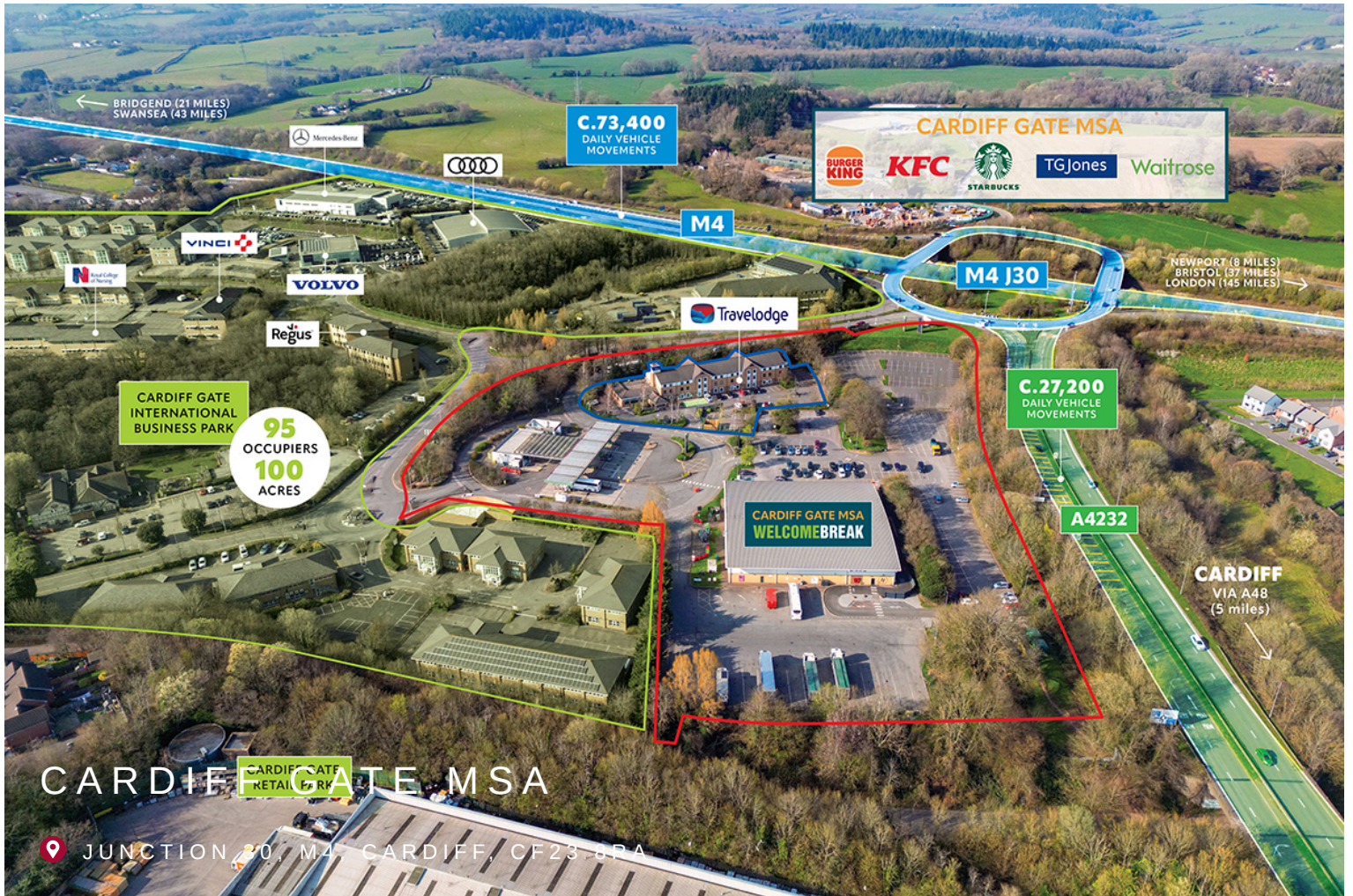


PROPERTY DETAILS



SUMMARY

LOCATION CARDIFF	UNEXPIRED TERM TO BREAK 23 YEARS
SITUATION M4 (J30)	UNEXPIRED TERM TO EXPIRY 24.9 YEARS
SECTOR MOTORWAY SERVICE AREA	PRICE £15,370,000
TENURE FREEHOLD	NIY 5.00%
SIZE 8.70 ACRE SITE	RY IN 2032 5.80%
ACCOMMODATION 29,815 SQ FT	TENANT COMMITMENT JAN 2026 RE-GEAR



**TOPPED UP RENT**  
£822,454 PER ANNUM

**VP VALUE**  
UNDERPINNED

**RENT REVIEWS**  
RPI LINKED (1% - 3%)

**EPC**  
B



## MORE INFORMATION

### LOCATION

Cardiff Gate Services is strategically located on the M4 motorway at Junction 30, approximately 5 miles north-east of Cardiff city centre. The M4 motorway is one of the UK's key strategic transport routes, providing direct connectivity between London, the south west of England and south Wales. The motorway serves a wide regional catchment and carries significant daily traffic volumes.

### DESCRIPTION

The property comprises a purpose-built Motorway Service Area situated on an 8.7 acre self-contained site. The service area is arranged around a central amenity building providing a range of roadside and convenience facilities, including fast food restaurants, coffee operators and convenience retail accommodation. The offering is complemented by a petrol filling station and electric vehicle charging infrastructure. The site benefits from extensive surface car parking for cars, coaches, caravans and heavy goods vehicles. In addition, a hotel operated under the Travelodge brand is located immediately adjacent to the service area, further supporting the site's role as a roadside destination for both short-stay and overnight visitors.

### TENANCY

The property is fully let to Welcome Break Group Ltd, with a long weighted unexpired lease term of 24.9 years to expiry and 23 years to break. The rent will be topped up to £822,454 per annum. The property is let on three separate leases, subject to RPI linked reviews (1%-3%).

MAPS

CARDIFF GATE MSA




GALLERY




## CONTACT US

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