



## 45 Wellfield Road, Cardiff, CF24 3PA

**TO LET**

**RETAIL PREMISES**

**1,262 sq ft (90.09 sq m)**

- + Excellent location
- + £25,000 per annum
- + Suitable for alternative uses STP.

**029 2081 1581**

### LOCATION

The property is situated in Roath, a popular suburb within Cardiff. The property is located on Wellfield Road which is widely regarded as Roath's primary retail thoroughfare. It also has the benefit of being in close proximity to Albany Road, City Road and Crwys Road.

Some notable surrounding occupiers include Tesco Express, Juno Lounge and the Pear Tree which is on the corner of Albany and Wellfield Road.

### DESCRIPTION

The property is a two-storey premises with good, glazed frontage onto Wellfield Road. The whole of the property is available. It provides ground floor retail accommodation comprising sales areas to the front with rear storage. The first floor provides further storage.

### ACCOMMODATION

The property has been measured on a net internal area and provides the following areas;

Ground Floor	785 sq ft		(72.92 sq m)
First Floor	477 sq ft		(17.17 sq m)
Total	1,262 sq ft		(90.09 sq m)

### LEASE TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

### USE

We understand the property benefits from A1 planning use. There is potential for alternative uses subject to planning consent.

### RENT

This property is available at a rent of £25,000 per annum.

### BUSINESS RATES

The current rateable value for this property is £19,750. Using the 2023/2024 UBR of 0.535, this results in a rates payable of £10,566.25.

Under current Coronavirus legislation, retail, leisure and hospitality businesses in Wales may receive business rates relief.

Interested parties should reply on their own enquiries with the Local Authority

### VAT

The property has not been elected for VAT.

### EPC

The property has an EPC rating of D (98). A full copy of the certificate can be provided upon request.

### LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

### VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rhys Williams / Carlo Piazza  
Email: rhys@emanuel-jones.co.uk  
carlo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



May 2023

45 Wellfield Road,  
Cardiff, CF24 3PA

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