



## 32 Llandaff Road, Cardiff, CF11 9NJ

**TO LET**

**RETAIL PREMISES**

**555 sq ft (51.56 sq m)**

- + Available as a whole or part
- + Ground floor shop with potential for first floor flat
- + Planning permission for A3 use

**029 2081 1581**

**LOCATION**

The property is located on Llandaff Road within Pontcanna, a popular suburb west of Cardiff City Centre. Llandaff road is well connected with access to Cowbridge Road and the A4161 (South) and the A48 Western Avenue (North). The property benefits from good public transport access with various bus routes servicing Cowbridge Road East. There are also a number of pay and display car parks local to the property, including Gray Street Car Park which is a very short 1-minute walk away.

There are a number of well-established occupiers in the area, including The Corporation Market, the Butcher's Arms and Alex Gooch.



**DESCRIPTION**

The property is configured to provide ground floor retail accommodation with ancillary space to the first floor. Access to the property is provided via Llandaff Road. A small lobby gives access to the ground floor shop as well as a staircase leading to the first floor.

The ground floor shop is configured to provide sales space to the front with rear staff area incorporating a kitchen and WC facilities. It has single phase electricity, water and capped gas supply. The first floor has the potential to be converted into a two-bedroom flat together with kitchen, lounge and bathroom, subject to planning

The property is available as a whole or part.

**ACCOMMODATION**

We understand the property provides the following areas:

**Ground Floor**                      **555 sq ft | (51.56 sq m)**

There is also a garage that provides an additional 278 sq ft (25.82 sq m).

**RENT**

The property is available to let as a whole or in part. The quoting rents are set out below:

As a whole	£20,000 per annum exclusive.
Ground floor	£12,000 per annum exclusive.

**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**

The property benefits from A3 planning consent. Alternative uses may be considered, subject to planning.

**BUSINESS RATES**

The property has a rateable value of £5,900. We understand the property therefore qualifies for 100% small business rates relief.

Interested parties should rely on their own enquiries with the Local Authority.

**EPC**

The property has an EPC rating of D (83). A full copy of the certificate can be provided upon request.

**VAT**

The property has not been elected for VAT.

**LEGAL COSTS**

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

**VIEWING**

Strictly by appointment through agents Emanuel Jones:-

Contact:	David Williams / Carlo Piazza
Email:	david@emanuel-jones.co.uk carlo@emanuel-jones.co.uk

**SUBJECT TO CONTRACT AND AVAILABILITY**

July 2024

**32 Llandaff Road,  
Cardiff, CF11 9NJ**

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