emanueljones

For Sale

52 & 52A Crwys Road

Cardiff, CF24 4NN

2,155 sq ft (200.20 sq m)

- Freehold
- Excellent location
- Mixed-use investment

029 2081 1581

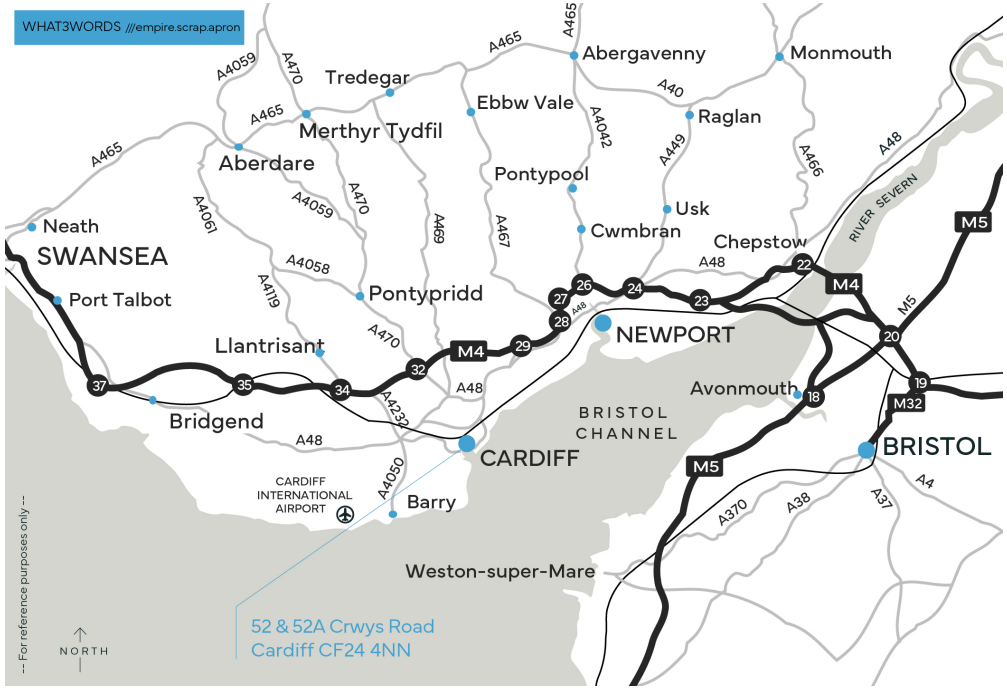
www.emanuel-jones.co.uk

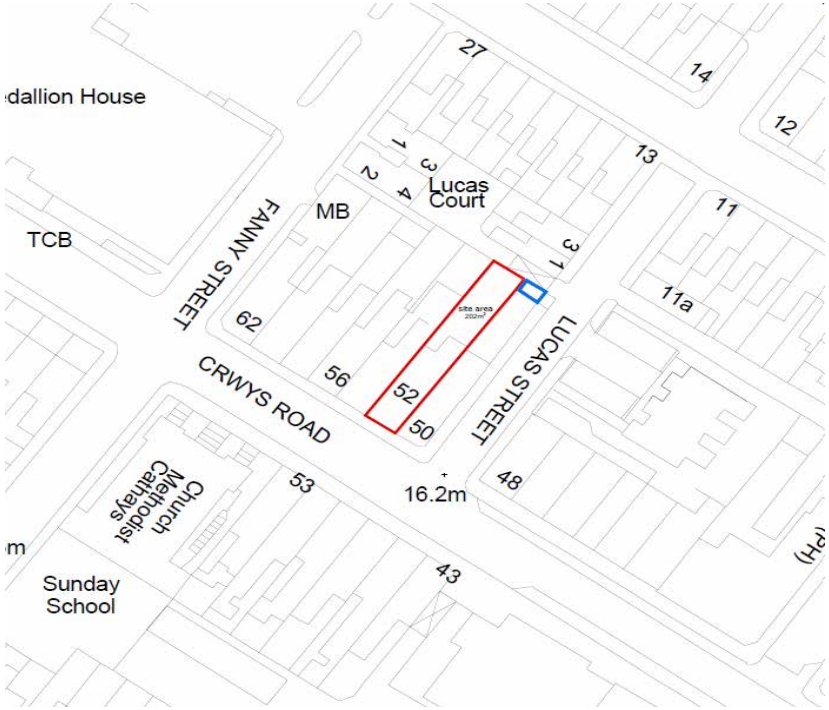
Location

The property is situated on Crwys Road, a busy retail thoroughfare in Cardiff. This well-connected street serves as a key route, linking the Cathays area to other parts of the city and offers convenient access to the city centre, both by car and on foot. The property itself occupies a central position on Crwys Road, close to the junction with Fanny Street.

Crwys Road provides easy access to North Road via Whitchurch Road, which in turn links to the A470 dual carriageway and ultimately junction 32 of the M4 motorway. The area also benefits from excellent public transport links, having bus services that frequently run through the area, and Cathays Train Station being a short walk away.

Crwys Road provides a good mix of commercial and residential accommodation. The area is home to a range of business occupiers, both local and national and also serves as a hub for student accommodation, for those who study at Cardiff University. Notable occupiers in close proximity include The Crwys Pub, Coco Gelato, YC Sports and The British Heart Foundation.





For Identification Purposes Only

Description

The available investment comprises a two-storey mid-terraced property. The ground floor is currently occupied by a convenience store and includes a substantial single storey flat roof extension to the rear, providing useful storage space. The unit benefits from access to a dedicated rear lane, suitable for pedestrian use, offering practical servicing and delivery options.

Accessed via a private entrance fronting Crwys Road, the first floor comprises a well-presented, self-contained apartment which has recently been refurbished. The accommodation includes two bedrooms, a modern family bathroom, and a fully equipped kitchen.

You could potentially extend the first floor residential area over the flat roof extension subject to obtaining the necessary consents.

Accommodation

We understand the property provides the following approximate areas:

Floor	Tenant	Area sq ft (sq m)	Lease Start	Lease Expiry	£ p.a.	Comments
52 Crwys Road (Ground Floor Retail)	Private Individual	1,455 (135.17)	05/08/2025	04/08/2030	Year 1 - £14,000 Years 2 - 4 - £15,400 Year 5 - £16,940	Effective FRI via service charge. Contracted outside L&T Act 1954 PII.
52A Crwys Road (First Floor Apartment)	Private Individual	700 (65.03)	27/09/2024	26/03/2026	£13,200 (£1,100 pcm)	Original contract expires 26th September 2025 with the tenant agreeing a 6 month extension.
		2,155 (200.20 sq m)			Year 1 - **£27,200** Years 2 - 4 - **£28,600** Year 5 - **£30,140**	

Use

52 Crwys Road benefits from A1 and A3 planning use.

Interested parties are advised to make their own enquiries with the local authority.

Business Rates

52 Crwys Road has a rateable value of £11,000.

Interested parties are advised to make their own enquiries with the local authority.

EPC

The property has the following EPC ratings:

52 Crwys Road – Band E

52A Crwys Road – Band E*

A full copy of each certificate can be made available upon request.

*Since the assessment, the apartment has had additional works carried out that positively impact the EPC. Further details on request.

Purchase Price

£375,000 for the freehold interest.

The Net Initial Yield in Year 1 is **7.25%** assuming purchasers costs of 3.53%.

The Reversionary Yield in Years 2 - 4 is **7.63%** assuming purchasers costs of 3.53%.*

The Reversionary Yield in Year 5 is **8.04%** assuming purchasers costs of 3.53%.*

* This is on the assumption that the first floor apartment rent remains static.

VAT

The property has not been elected for VAT.

Anti Money Laundering

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002, Emanuel Jones may be required to establish the identity and source of funds for all parties to property transactions.

Legal Costs

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

Viewing

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rhys Williams / Luca Piazza

Email: rhys@emanuel-jones.co.uk

luca@emanuel-jones.co.uk

Subject to Contract and Availability

Contact Us:

029 2081 1581

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contact. All descriptions, dimensions, reference to condition and nessessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satify themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.