emanueljones

To Let

66 City Road

Cardiff, CF24 3DD

2,635 sq ft (244.83 sq m)

- Excellent location
- Two storey retail property
- Additional rear garage

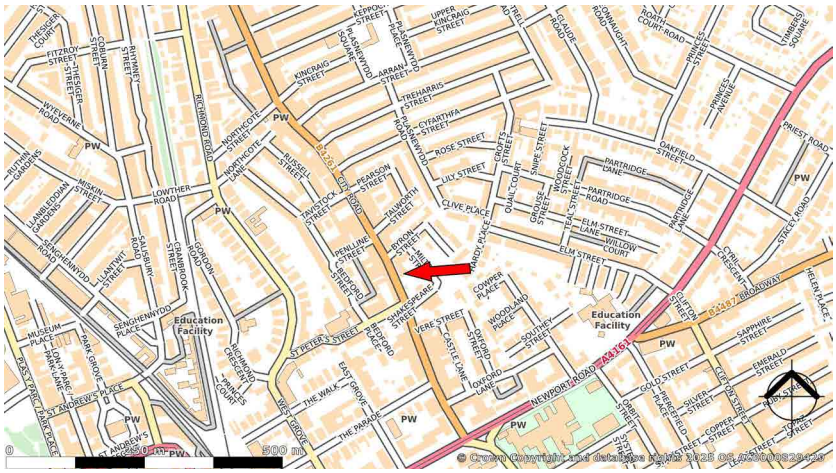
029 2081 1581

www.emanuel-jones.co.uk

Location

The property occupies an excellent position towards the southern end of City Road, situated on the corner at the junction with Byron Street. City Road is located just 2.5 miles away from Cardiff City Centre, and has excellent transport links having regular bus routes that run along the street and can be easily accessed by car.

City Road is known for it's diverse retail scene and being a high footfall location. The street occupies several national and local retailers, including a variety of restaurants, takeaways and shops such as Kaspa's, JD Wetherspoons, Islamic Relief, International Food Centre and others.



Description

The property provides available accommodation over ground and first floor. The ground floor provides a large retail space with a small kitchen area and W/C to the rear, whilst the first floor provides storage space, with an additional kitchen area and W/C to the upper floor.

There is an additional garage to the rear of the property that can provide further storage.

Accommodation

The property has been measured on an NIA basis and provides the following approximate areas. The rear garage size has been provided to us.

Room	Area sq ft	Area sq m
Ground Floor	1,118	103.90
First Floor	891	82.73
Rear Garage	626	58.20
Total	**2,635**	**244.83**

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Rent

Quoting **£42,500** per annum.

Use

The property currently benefits from A1 planning use.

Alternative uses may be available subject to necessary planning consents.

Business Rates

The property has a rateable value of £15,750. Using the 2026/27 UBR (0.350) this equates to rates payable of £5,512.50.

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

Epc

The property has an EPC rating in Band E. A copy of the certificate can be made available upon request.

Vat

To be confirmed.

Legal Costs

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

Viewing

Strictly by appointment via sole agents Emanuel Jones:-

Contact: David Williams / Luca Piazza

Email: david@emanuel-jones.co.uk

luca@emanuel-jones.co.uk

Subject to Contract and Availability.

Contact Us:

029 2081 1581