

2 OLD CHURCH ROAD
WHITCHURCH, CARDIFF, CF14 1AE

TO LET



- HIGHLY PROMINENT TRADING LOCATION, FRONTING ONTO OLD CHURCH ROAD WITHIN WHITCHURCH VILLAGE
- TWO DEDICATED PARKING SPACES AT THE REAR OF THE PROPERTY
- LOCATED NEAR THE JUNCTION TO MERTHYR ROAD - HIGH LEVEL OF PASSING TRAFFIC AND FOOTFALL WITH MANY ESTABLISHED OCCUPIERS TRADING NEARBY
- GLAZED SHOPFRONT & ROLLER SHUTTERS
- RARE LEASING OPPORTUNITY WITH THE PREVIOUS RETAIL BUSINESS OCCUPIER IN OCCUPATION OF THE UNIT FOR OVER 30 YEARS



Misrepresentation Act.

DTR Surveyors, 19B Boverton Road, Llantwit Major, CF61 1XZ

Subject To Contract: DTR Surveyors for themselves and for the vendors or lessors of this property whose agent they are, give notice that:(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract;(ii) no person in the employment of DTR Surveyors has any authority to make or give any representation or warranty whatsoever in relation to this property. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



LOCATION

The property occupies a prominent trading location on Old Church Road in the very popular affluent suburb of Whitchurch, North Cardiff. Whitchurch lies approximately 4 miles Northwest of Cardiff City Centre and approximately 1½ miles from Junction 32 of the M4. There are regular bus routes servicing Merthyr Road. Old Church Road is located just off Merthyr Road, which is the primary retail thoroughfare where there is a range of shops, restaurants and other local businesses whilst Whitchurch High School is just a short walk away.

The suburb of Whitchurch is considered to be a vibrant retail and leisure location with a number of established multiple and independent retail and leisure brands including **Villaggio Pizzeria**, **Glass of Bandol**, **Ground**, **Fino Lounge**, **Coffi Lab**, **Greggs**, **Coffee #1**, **Parsons Bakery**, **Tin Mill (Amber Taverns)**, **Co-Op Food**, **Domino's**, **Boots**, **Peacocks** and many others. Whitchurch is also home to a number of professional business occupiers including **Harding Evans Solicitors**, **PJE Solicitors**, **Hodge Bakshi Accountants** & others. In terms of customer/client parking, the unit has 2 parking spaces included at the rear of the property and public car parking is provided at the Merthyr Road pay and display car park located immediately behind the subject property, making this the ideal trading spot within the heart of Whitchurch.

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ACCOMMODATION

The property is located in a very prominent corner position near the junction of Merthyr Road and Old Church Road, which benefits from a very high level of passing traffic and footfall. This attractive two-storey traditional property, which has been extended to the rear, includes a private car park located to the rear, with two parking spaces demised to the ground floor retail shop, with a further benefit that the main public pay & display car park (free for up to 30 mins) is located directly behind the subject property, making this property easily accessible.

The ground floor retail unit, which benefits from a glazed shopfront fronting onto Old Church Road, has an open plan layout, which would suit a range of retail uses. The retail unit has most recently been occupied by a very well-established Musical instrument shop, who have occupied the shop for over 30 years, so this presents an exciting and rare leasing opportunity for a business to acquire a retail premises located within an excellent suburban trading location in North Cardiff. The retail unit would suit a range of similar uses including but not limited to retail, hair & beauty, coffee/bakery, financial services, offices etc, subject to covenant and planning consent. The unit also benefits from external and internal roller shutters, whilst providing the following approximate floor areas, which should only act as a guide and not to be relied upon as all interested parties should verify the floor areas whilst on site.

Retail Area:	c. 73.00 sq m / 785 sq ft
Rear storage:	c. 3.00 sq m / 32 sq ft
Staff Kitchen & WC:	c. 5.21 sq m / 56 sq ft
Total Area:	c. 81.21 sq m / 874 sq ft

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Lease Terms

New lease terms to be agreed

Rental / Price

Quoting Rental: £17,500 per annum exclusive

Our client may consider selling the freehold, subject to the first-floor existing lease – price on application. Please contact DTR Surveyors to discuss.

EPC

C Rating (55) - available to view upon request

Business Rates

Rateable Value: £12,000 (April 2026)

UBR: 0.350 (2026/2027)

Rates Payable (2026-2027*): £4,200

All interested parties are strongly encouraged to check and confirm the rates payable via Cardiff Council before proceeding.

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Viewing & Further Information

All viewings strictly via pre-arranged viewing appointment only

Please contact sole marketing agents,

DTR Surveyors: -

Contact: David Rowlands

Email: david.rowlands@dtrsurveyors.com

Mobile: 07986 960494 / 029 20372 599



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