

RETAIL OPPORTUNITY - 2A LLANDAFF ROAD, CARDIFF, CF11 9NJ



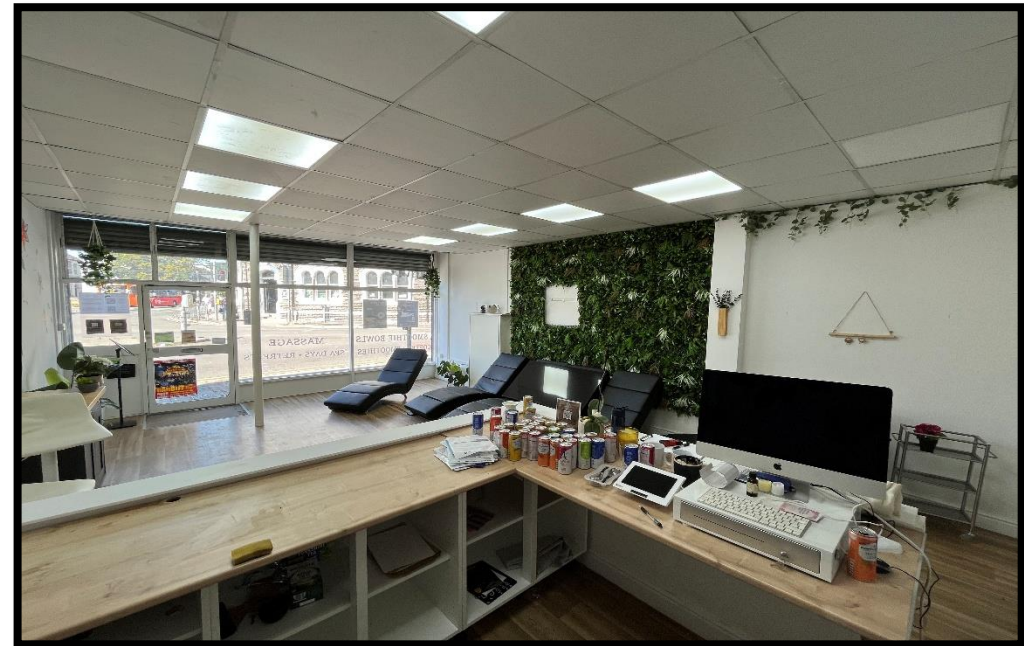
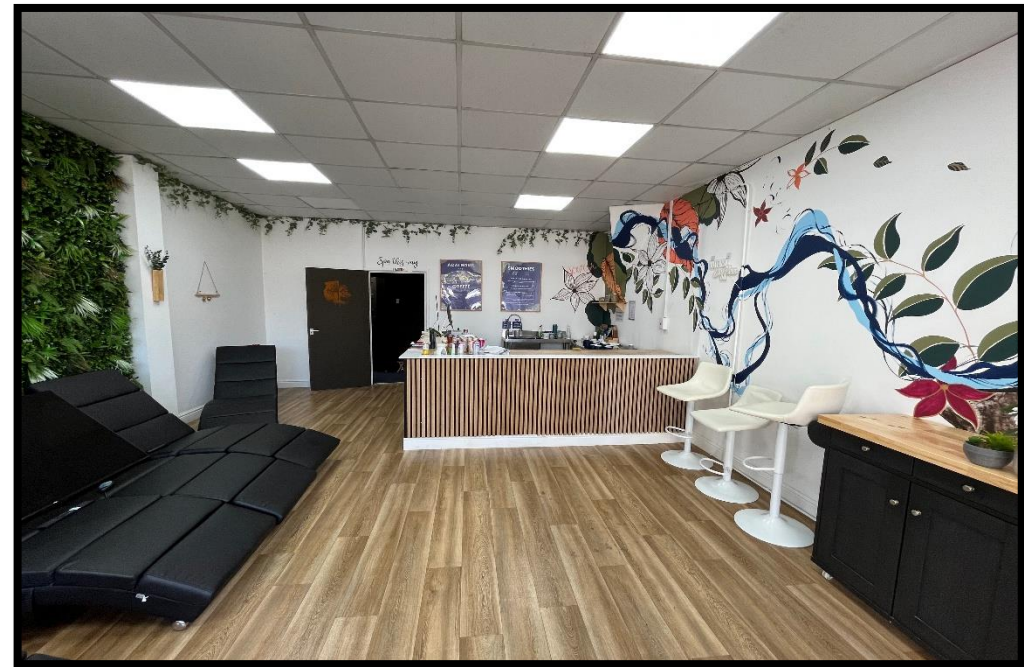
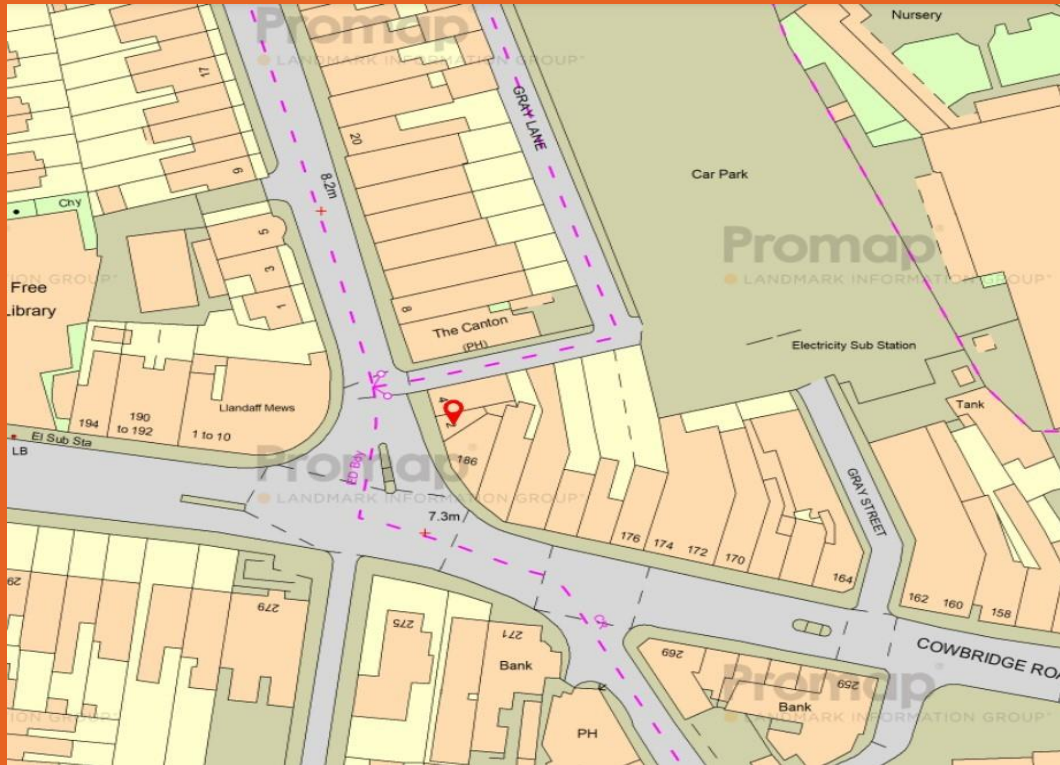
- VERY PROMINENT TRADING POSITION ON THIS VERY POPULAR SUBURB HIGH STREET WITH A MIX OF NATIONAL AND LOCAL OCCUPIERS TRADING NEARBY
- PUBLIC CAR PARK LOCATED DIRECTLY BEHIND THE SUBJECT PROPERTY
- AVAILABLE ON NEW LEASE TERMS – SUBJECT TO SECURING VACANT POSSESSION
- LOCATED LESS THAN 1 MILE FROM CARDIFF CITY CENTRE
- GROUND & FIRST FLOOR ACCOMMODATION - IN VERY GOOD CONDITION
- ELECTRIC ROLLER SHUTTERS & REAR COURTYARD

TO LET - 2A Llandaff Road, Cardiff, CF11 9NJ

DTR
COMMERCIAL PROPERTY AGENCY

Location

The property is positioned in a highly prominent location on Llandaff Road, adjacent to the busy intersection of Llandaff Road, Cowbridge Road East, and Leckwith Road in Canton, Cardiff. The subject property is located within very close proximity to the Laundry Quarter Development, the Corporation Market and adjacent to a number of established occupiers trading on Llandaff Road and Cowbridge Road East, with high levels of passing footfall and traffic.



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.

Accommodation

The property is located in a very prominent corner position near the junction of Llandaff Road and Cowbridge Road East, which benefits from a very high level of passing traffic and footfall. This two-storey commercial property includes a rear courtyard, with direct access to Gray Street pay & display public car park (free for up to 30 mins), making this property easily accessible.

The ground floor retail unit, which benefits from a glazed shopfront and roller shutters, providing strong roadside prominence and frontage onto Llandaff Road, has an open plan layout, which would suit a range of retail uses. The retail unit has most recently been occupied by a Wellness Therapy Spa business, who also offered a range of smoothies & juices, so this presents an exciting and rare leasing opportunity for a business to acquire a retail premises located within an excellent suburban trading location, which borders onto Pontcanna. 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 first floor is accessed internally via the rear of the ground floor retail shop with the first floor providing a number of well-sized and proportioned separate rooms and is presented in very good condition throughout, having been recently redecorated. The unit benefits from gas central heating and external roller shutters, with a WC located on the GF and a separate fitted shower room on first floor. The property provides 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.

Ground Floor Retail Area:	c. 37.63 sq m / 405 sq ft
Ground Floor Rear Ancillary:	c. 8.31 sq m / 90 sq ft
First Floor Ancillary/Offices:	c. 77.93 sq m / 839 sq ft

Lease Terms

New lease terms to be agreed

Rental

Quoting Rental: £13,500 per annum exclusive of business rates, building insurance, service charge & utilities.

VAT

It is our understanding the property is not VAT elected & therefore VAT would not be payable on the rental.

Energy Performance Certificate (EPC)

C Rating (75) - valid until 27 March 2035

Business Rates

Rateable Value: £9,600 (April 2026)

UBR: 0.350 (2026/2027)

Rates Payable (2026-2027*): £3,360

**The Welsh Government provides non-domestic rates relief to eligible small businesses as follows:*

-those with a rateable value of up to £6,000 will receive 100% relief;

-those with a rateable value between £6,001 and £12,000 will receive relief on a tapered basis from 100% to zero; and

- All parties are strongly encouraged to verify this via the local council, as the above is not to be relied upon

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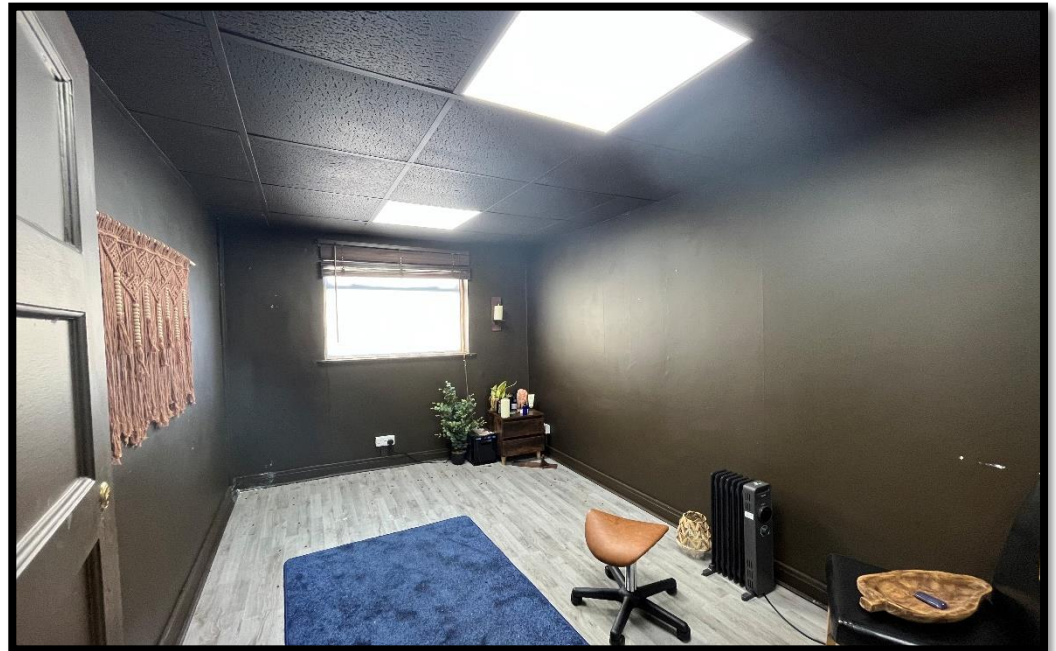
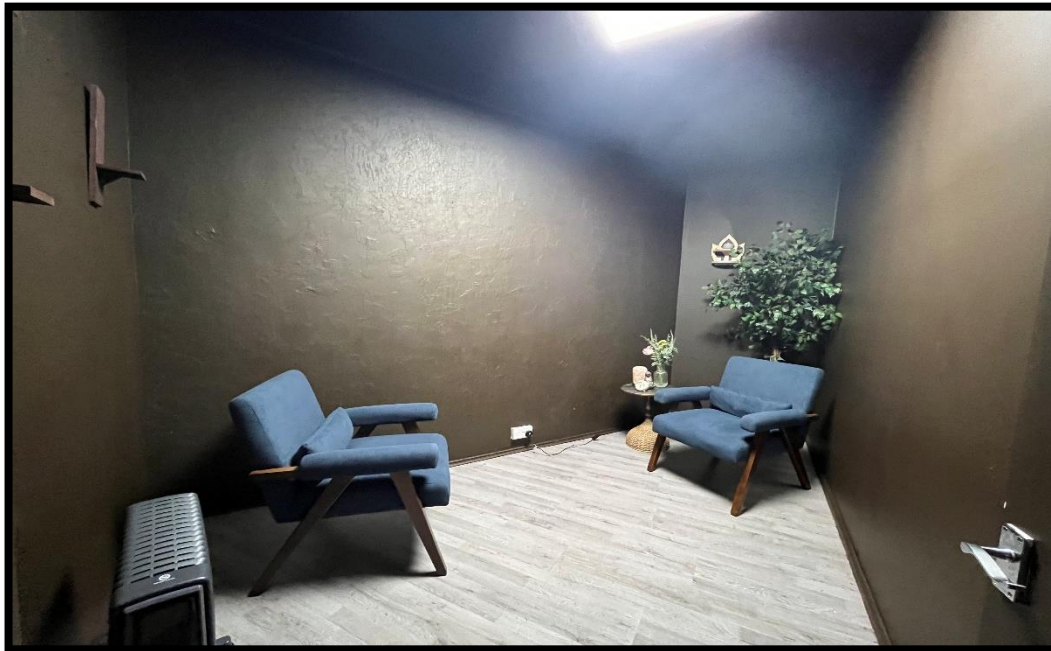
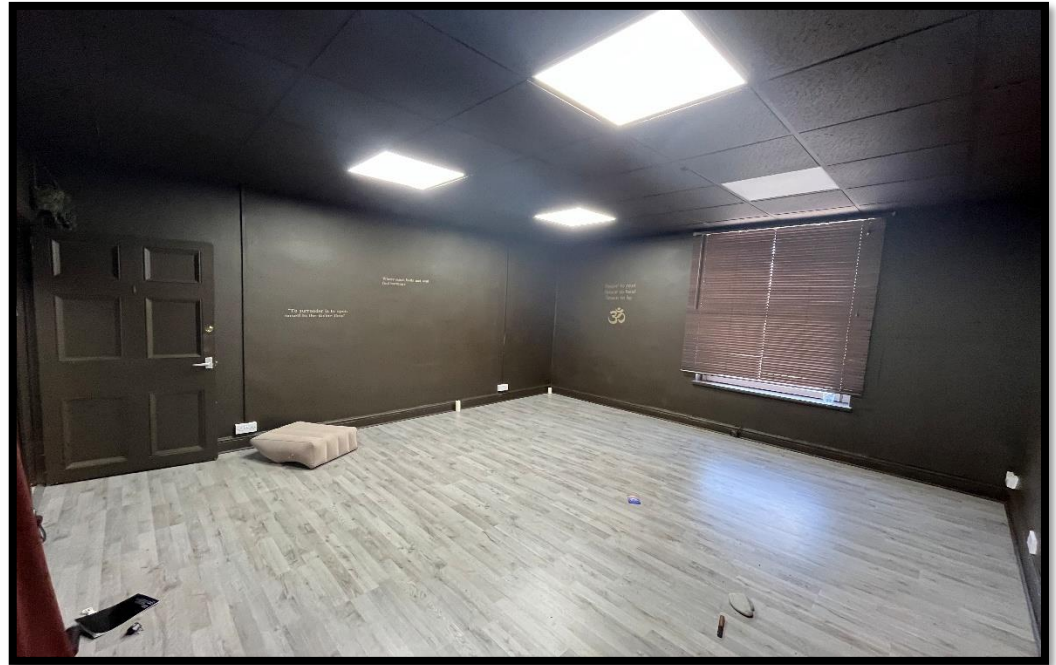
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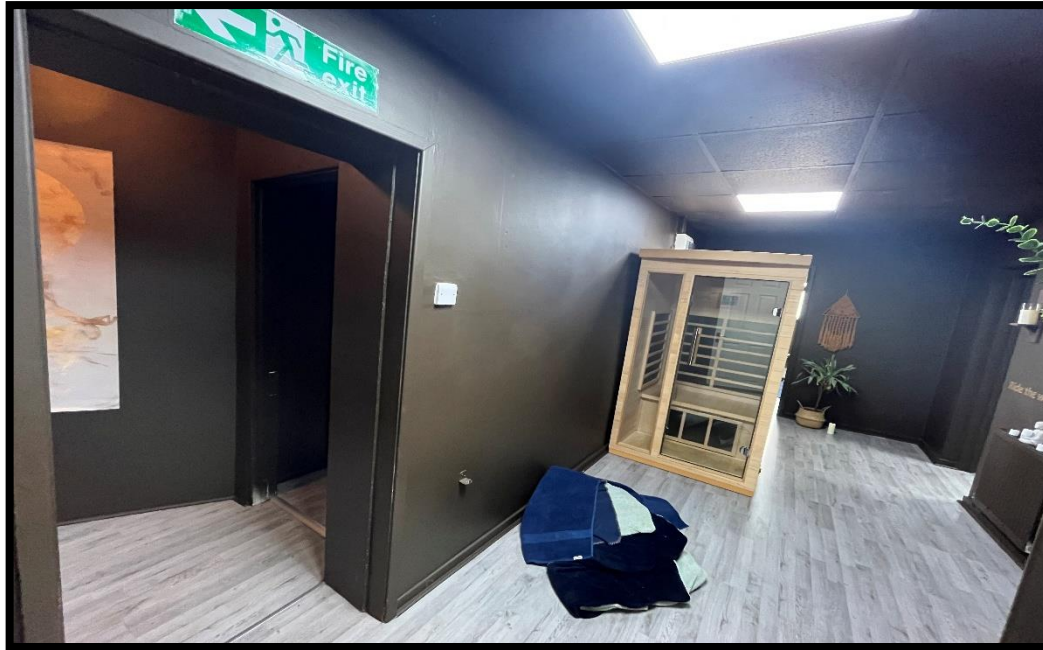
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VIEWING & FURTHER INFORMATION



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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