

FREEHOLD MIXED-USE INVESTMENT FOR SALE

Ground Floor Retail Unit & Separate 2 Bed Flat Above
Fully Let Investment

Asking Price
£300,000



Key Features

- Mixed retail and residential investment
- Ground floor retail unit and self-contained apartment on the first floor
- Popular location within the Cathays suburb in Cardiff
- Fully let investment
- Total combined rental income from August 2026 – £26,900 pax
- No VAT

29 CRWYS ROAD, CARDIFF, CF24 4NB

DTR
COMMERCIAL PROPERTY AGENCY



LOCATION

The property occupies a prominent position along Crwys Road, in the heart of Cathays. Crwys Road offers convenient access to North Road via Whitchurch Road, which connects to the A470 dual carriageway and to Junction 32 of the M4 motorway. The area is also very well-served by public transport, with Cathays Train Station just a short walk away. Crwys Road houses a mixture of national and local business occupiers, including **Greggs**, **Domino's** and **Rhostio Coffee Roasters**, whilst **Sainsbury's Local** is located just around the corner on Woodville Road.

Crwys Road provides a good mix of commercial and residential accommodation. Crwys Road and the immediate surrounding area also serves as a hub for student accommodation, for those who study at Cardiff University, which is located less than 1 mile away from the property.

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.

DESCRIPTION

This two-story freehold property comprises of a ground floor lock-up retail unit and a self-contained first floor two-bedroom flat, which both benefit from their own separate entrances at the front of the property. The retail unit is occupied by a local beauty business, who have been in occupation of the unit since Summer 2022. The unit benefits from a glazed shopfront and roller shutters operated via a remote key fob. The unit is essentially split into two sections, providing a front retail area which leads to the rear half of the unit which can either be used as additional retail or storage/ancillary.

There is a small courtyard area at the rear of the unit accessible internally via a pedestrian door at the rear of the unit.

The first-floor residential apartment comprises of a ground floor entrance/hallway with stairs leading up to two good size double bedrooms, living room, kitchen, utility & shower room.

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 Unit:	c. 56 sq m / 603 sq ft
First Floor Residential Apartment:	c. 53 sq m / 570 sq ft
Total:	c. 109 sq m / 1173 sq ft

TENANCY SUMMARY

Ground Floor Commercial Unit – Ground Floor Retail Unit: Let to Blink Blink Cardiff Limited (12950713) on a 5-year effectively FRI lease which expires on 18 July 2027 at a passing rental of £12,500 pax. The lease is subject to a 3-month rental deposit equivalent to £3125.

First Floor Residential Apartment – First Floor 2-bed flat is let on a joint occupation contract to two individuals at £1200 per month from 1st August 2026.

PROPOSAL / OFFERS

Offers are invited in the region of £300,000- subject to contract. A purchase at this level would reflect an attractive Net Initial Yield (NIY) of c. 8.73%, allowing for purchaser's costs of 2.75%.

Any sale of the property will be subject to the existing tenancies.

TENURE

Freehold

LEGAL COSTS

Each party is to bear their own legal and professional costs incurred in the transaction.

EPC

Commercial Unit: 91 (D)

Residential Apartment: 65 (D)

VAT

All figures quoted are exclusive of V.A.T. Where applicable - it is understood that VAT is not applicable.

ANTI-MONEY LAUNDERING REGULATIONS

The Purchaser will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction plus providing identification upon request

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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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