

MIXED-USE FULLY LET INVESTMENT FOR SALE

VIRTUAL FREEHOLD – RETAIL UNIT & 1 BED FLAT

Asking Price
£260,000



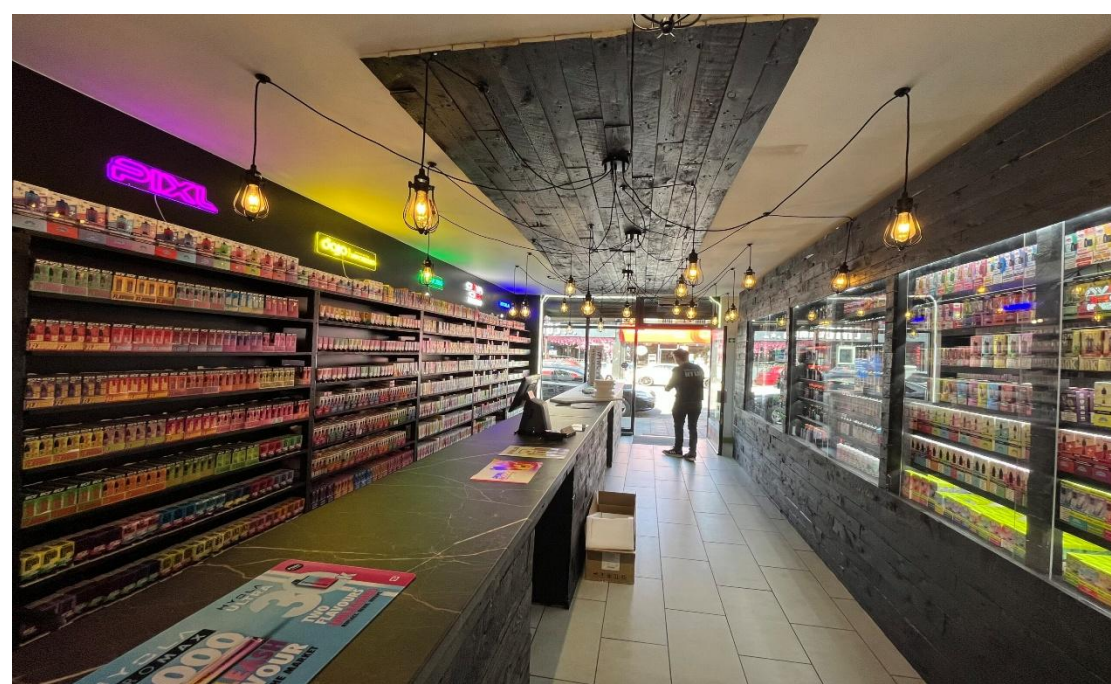
- GROUND FLOOR LOCK-UP RETAIL UNIT RECENTLY LET TO INFINITY MIST ON A NEW 6 YEAR LEASE & 1 BED FLAT ABOVE ALSO TENANTED
- EXCELLENT TRADING LOCATION ON ALBANY ROAD IN THE HIGHLY POPULATED SUBURB OF ROATH, APPROXIMATELY 1 MILE NORTH-EAST OF CARDIFF CITY CENTRE
- HIGH FOOTFALL LOCATION WITH MANY ESTABLISHED OCCUPIERS TRADING NEARBY, INCLUDING A NUMBER OF MULTIPLES
- NO VAT PAYABLE ON PURCHASE PRICE
- HIGH YIELDING INVESTMENT OPPORTUNITY

34 ALBANY ROAD, CARDIFF, CF24 3RQ

DTR
COMMERCIAL PROPERTY AGENCY

Investment Summary

Shop & Flat Size:	Ground floor retail unit c. 390 sq ft & First floor 1 bed flat c. 355 sq ft
Combined Passing Rental:	Retail Unit: £14,400 per annum Flat: £7,500 per annum Combined: £21,900 per annum
Sale Price	£260,000
Gross Yield	8.42%
VAT	Not elected for VAT



Misrepresentation Act.

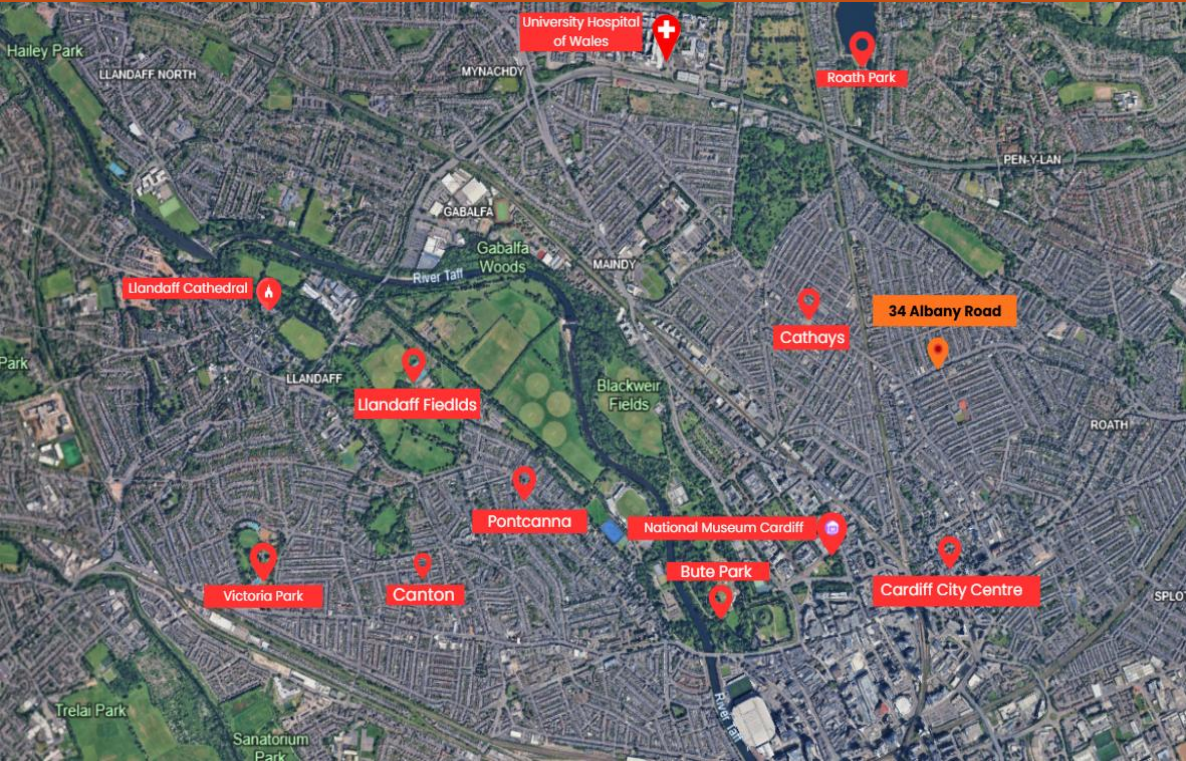
DTR Surveyors, 19B Boverton Road, Llantwit Major, CF61 1XZ

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 an excellent trading location on Albany Road in the highly populated suburb of Roath, approximately 1 mile north east of Cardiff City Centre. Albany Road/Wellfield Road is the largest district centre in Cardiff in terms of the number of commercial units.

The property is opposite numerous multiple retailers including Card Factory, British Heart Foundation, Home Bargains, Ramsdens, Greggs, Iceland & Tesco Express.



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

The subject property comprises part of a larger converted mid terrace property and comprises the front of the ground and first floors. The remainder of the property to the rear and over has been converted into a number of self-contained flats, which are under separate ownership.

The property comprises a ground floor lock up retail unit and a self-contained 1 bed flat above. Ground floor – front retail sales area with small store and WC to the rear.

First floor - accessed via internal common parts, accommodation at front first floor level providing a kitchen / diner, shower room and a double bedroom. The property provides the following approximate net internal floor areas:

Ground Floor Retail:	c. 36.18 sq m / 390 sq ft
First Floor Flat:	c. 33.00 sq m / 355 sq ft
Total Area approx.:	c. 69.18 sq m / 745 sq ft

(Interested parties are advised to clarify these areas via an internal inspection)

Epc

Retail Unit: D Rating – valid until 22 May 2027

First Floor Flat: E Rating – 21 July 2034

Tenure

Virtual Freehold - to be offered for sale on a long leasehold basis - 999 years from 04/12/18 at a peppercorn ground rental.

Tenancies

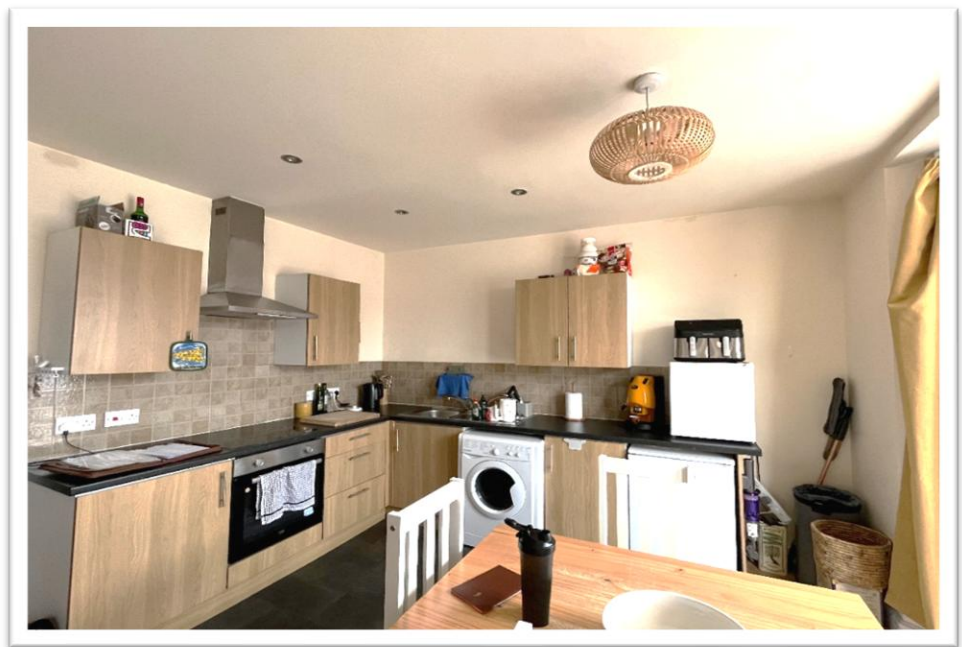
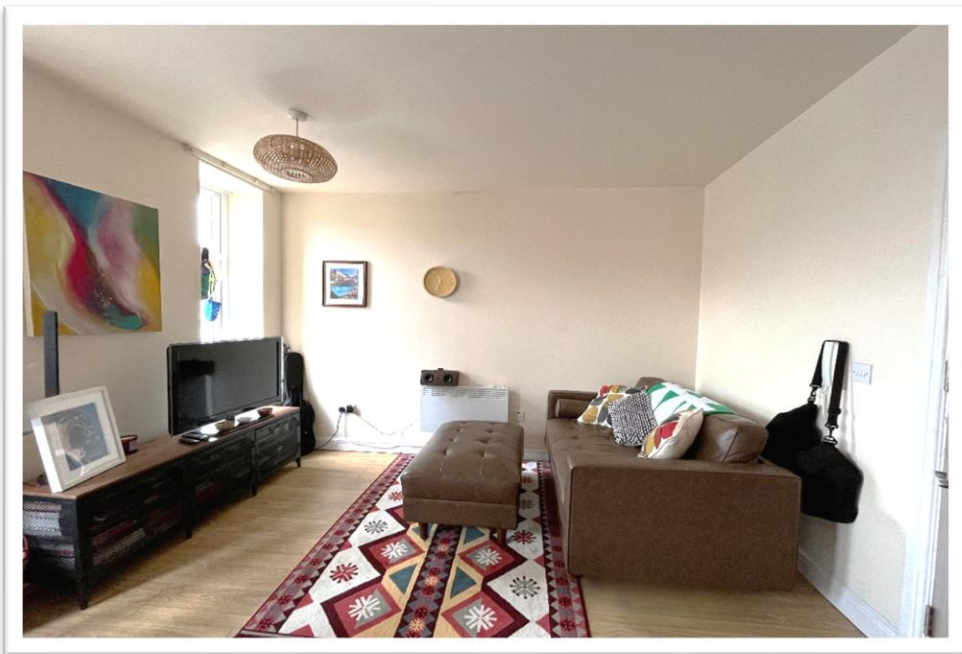
Ground Floor Retail Unit

Tenant: Infinity Cwmbran Ltd (Trading as Infinity Mist) – they have several stores trading across South Wales and the South West, with the limited company established in 2018.
Lease Term: 6 years from 6th November 2025 subject to a 3rd year tenant only break option
Stepped Rent:
Year 1: £14,400 per annum exclusive
Year 2: £14,700 per annum exclusive
Year 3: £15,000 per annum exclusive
Deposit/Bond: 3 months rental equivalent to £3,600
Repair: Effectively FRI (Tenant to pay fair share of any S/C and Insurance)
A copy of the lease is available to be shared with seriously interested parties

Front First Floor – 1 Bed Flat

Currently tenanted under a standard occupation contract from 29th November 2024 at a passing rental of £625 pcm / £7,500 per annum.

The long leaseholder is able to recover a fair proportion % of the annual building insurance and service charge from the ground floor retail occupier.



Proposal / Offers

Offers are invited in the region of £260,000- subject to contract. A purchase at this level would reflect an attractive gross yield of c. 8.42%, increasing to 8.54% in November 2026 and 8.65% in November 2027.

We also believe there is potential to increase the residential flat rental, which would further increase the investment yield.

The property is not currently registered for VAT.

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

Please note that the vendor may consider selling the ground floor retail unit separately – asking price on this basis would be £165,000 STC and subject to the existing tenancy – more details available upon request.

Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in this transaction.

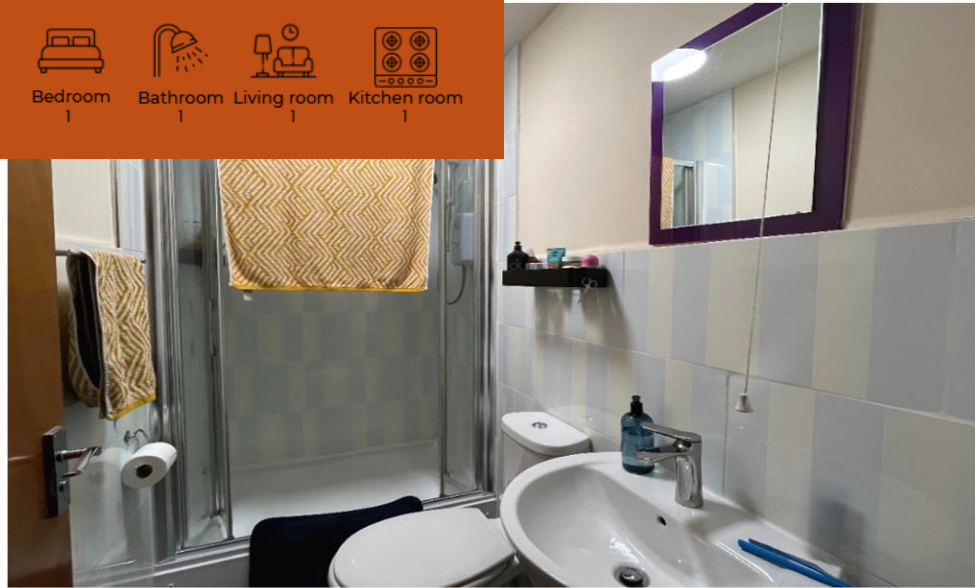
Anti-Money Laundering (AML) Regulations

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.

Misrepresentation Act.

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

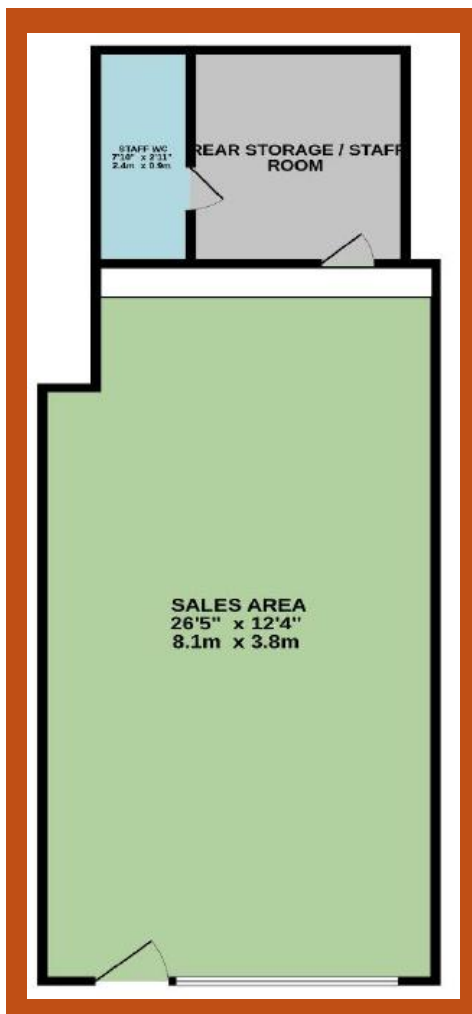
Subject To Contract: DTR Surveyors for themselves and for the vendors or lessors of this property whose agent they are, give notice that:(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract;(ii) 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.



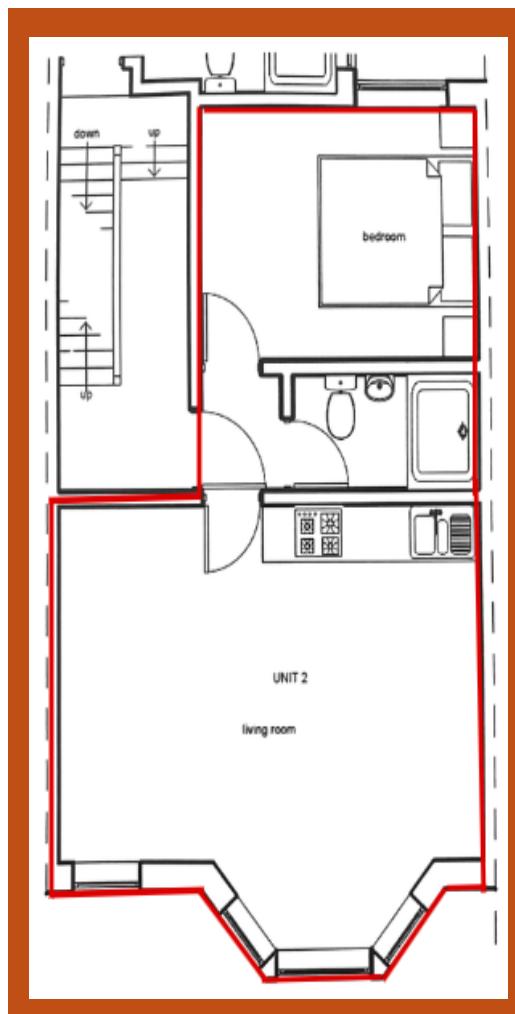
Misrepresentation Act.

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.



Ground Floor Plan



First Floor Plan

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



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.



 029 20372 599

 info@dtrsurveyors.com

 @DTRsurveyors

 [dtrsurveyors](https://www.instagram.com/dtrsurveyors)



www.dtrsurveyors.com

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.