



LARGE SHOP & RESIDENTIAL
(SPLIT OPTIONS AVAILABLE)

A3 POTENTIAL
SUBJECT TO PLANNING

131-141 CRWYS ROAD
CARDIFF
CF24 4XR



FOR SALE
or
TO LET

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  @ej_hales

28 Windsor Place • Cardiff • CF10 3SG

LOCATION

The properties occupy a prime trading position on Crwys Road in Cathays, which is an established suburban shopping location in the popular suburb of Roath, approximately 2 miles from Cardiff City Centre.

Crwys Road is situated in a densely populated area and comprises a variety of uses including retail, financial services, coffee shops, restaurants and offices.

DESCRIPTION

The property comprises a large ground floor shop currently trading as W.J. Gardner (painting and decorating), which has been in occupation for decades. The property is an amalgamation of three shops with rear warehouse / garage accommodation accessed from the rear lane off Whitchurch Place. The front comprises showroom space along with office accommodation.

ACCOMMODATION

Ground Floor GIA	8,242 sqft
Ground Floor Residential Entrances GIA	102 sqft
First Floor (Floor 2 on Plan) Residential Vacant GIA	3,398 sqft
Second Floor (Floor 3 on Plan) Residential Vacant GIA	453 sqft
Total	12,195 sqft

The property is available as a whole or can be split to suit. Plans overleaf.

TERMS

The property is available on the basis of a new effectively full repairing and insuring lease on terms to be agreed.

RENT / PRICE

£30,000 per annum for the ground floor as a whole.

Single units are available on application.

Offers above £1,500,000 to sell as a whole, subject to contract.

RATES

Our inspection of the rating list shows the following assessments for the subject property:-

Ground Floor Unit

Rateable Value from 1 st April 2026	£81,000
Rates Payable (2026/27)	£28,250

Please discuss with the Local Authority to check whether you are eligible for any rates relief.

EPC

A copy of the Energy Performance Certificate is available on request.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS

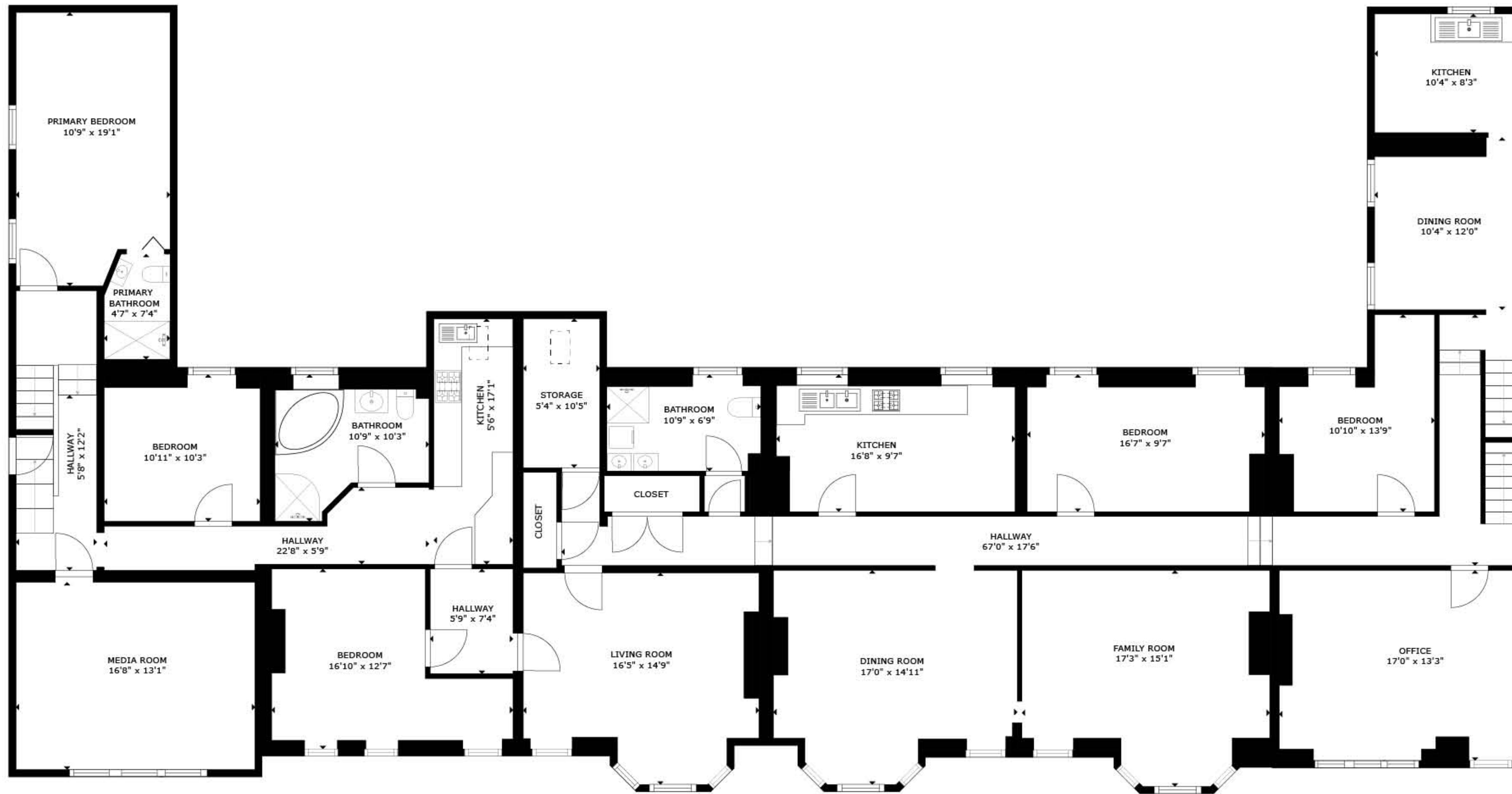
As part of our obligations under the UK Money Laundering Regulations 2017, EJ Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

VIEWING

Strictly by appointment through the letting agents, EJ Hales, contact:

Owen Cahill / Dan Griffiths • Tel: 07824 638338 / 07818 553350 • Email: owen@ejhales.co.uk / dan@ejhales.co.uk

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.



GROSS INTERNAL AREA
 FLOOR 1: 102 sq. ft, FLOOR 2: 3,398 sq. ft
 FLOOR 3: 453 sq. ft, TOTAL: 3,953 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

