

PROMINENT MIXED-USE FREEHOLD INVESTMENT FOR SALE

Asking Price
£400,000



- Mixed Retail and Residential Investment
- Ground Floor A3 premises with courtyard and separate commercial unit located to the rear of the site, providing three separate lettable units including the upper floor residential
- Self-Contained Apartment on the first floor
- Desirable location near the popular Laundry Quarter development, less than 1 mile from Cardiff City Centre
- Total combined rental income from June 2026 - £30,240 pax
- The ground floor commercial units are occupied by the very popular & locally based Slizza Pizza & Pub

42 Llandaff Rd, Pontcanna, Cardiff CF11 9NJ

LOCATION

A very prominent corner site on Llandaff Road / Gray Street - in a strong suburban location. Located very close to the Laundry Quarter development, The Corporation Market and Butchers Arms. Other established businesses trading nearby on Llandaff Road include Ahead of the Game, Ground, West Pizza and Sonder.

DESCRIPTION

The property comprises an attractive prominent corner positioned mixed-use property set across two levels. The front ground floor A3 commercial unit, external beer/pizza garden & rear workshop are occupied by Slizza Pizza & Pub. There is a self-contained first floor two-bedroom apartment accessed via Llandaff Road. 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 A3 Unit (Front):	c. 65.03 sq m / 700 sq ft
Rear / Workshop Unit:	c. 24.43 sq m / 263 sq ft
First Floor Residential Apartment	c. 62.98 sq m / 678 sq ft
Total	c. 152.45 sq m / 1641 sq ft

TENANCY SUMMARY

Ground Floor Commercial Unit – Let to Slizza Ltd at a passing rental of £12,240 pa and lease expiry in April 2028.

Rear Ground Floor Unit - This unit is separately let to Slizza Ltd at a passing rental of £5,400 pa and lease expiry in April 2028

First Floor Residential Apartment – A two-bedroom apartment currently let at £995 pcm and due to increase to £1,050 pcm from June 2026.



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.

PROPOSAL / OFFERS

Offers are invited in the region of £400,000- subject to contract. A purchase at this level would reflect a net initial yield (NIY) of c. 7.3%, allowing for purchaser's costs of 3.75%.

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.

Energy Performance Certificate

Commercial Unit EPC: 35 (B)

Residential Apartment EPC: 65 (D)

Planning

It is our understanding that the main ground floor retail unit secured a change of use to A3 in 2016, whilst the rear standalone unit also secured a change of use to A3 in 2018.

VAT

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

ANTI-MONEY LAUNDERING REGULATIONS

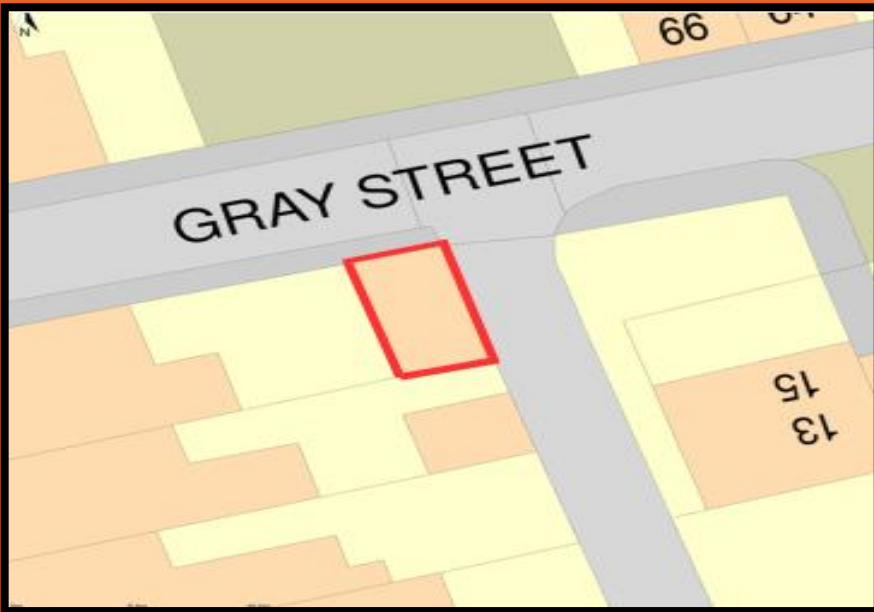
The Purchaser will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction plus providing identification upon request



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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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