



LARGE SHOP  
(SPLIT OPTIONS AVAILABLE)

A3 POTENTIAL  
SUBJECT TO PLANNING

131-141 CRWYS ROAD  
CARDIFF  
CF24 4XR

\*\* AVAILABLE FROM \*\*  
FEBRUARY 2027



TO LET  
MAY SELL

## 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 sq ft	766 sq m
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The property is available as a whole or can be split to suit. Plans available on request.

## TERMS

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

## RENT / PRICE

Upon application.

The Landlord will also consider a sale of the whole to include the upper parts or the ground floor only on a long leasehold basis. Further details available on request.

## RATES

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

### Ground Floor Unit

Rateable Value	£73,500.00
Rates Payable (2025/26)	£41,748.00

The Welsh Government will be providing rates relief for all retail, leisure and hospitality businesses. Eligible ratepayers will receive 40% non-domestic rates relief for the financial year 2025/26. This will be capped at £110,000 per business across Wales.

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

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