

# GROUND FLOOR RETAIL UNIT TO LET



## UNIT B 122-130 ALBANY ROAD CARDIFF CF24 3RU

- GOOD TRADING LOCATION ON ALBANY ROAD IN THE HIGHLY POPULATED SUBURB OF ROATH
- APPROXIMATELY 1 MILE NORTH-EAST OF CARDIFF CITY CENTRE
- LOCATED NEAR THE JUNCTION TO WELLFIELD ROAD - HIGH FOOTFALL LOCATION WITH MANY ESTABLISHED OCCUPIERS TRADING NEARBY, INCLUDING A NUMBER OF MULTIPLES
- GLAZED SHOPFRONT & ELECTRIC ROLLER SHUTTERS



## LOCATION

The property occupies a good 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 located within close proximity to a number of multiple retailers including Greggs, Card Factory, Home Bargains, Ramsdens, Iceland & Tesco Express in addition to a number of established independent businesses, making this a very popular and desirable trading location.

## DESCRIPTION

A well-located retail unit located fronting onto the very popular Albany Road in the Roath suburb of Cardiff. The unit has most recently been occupied by a mobile phone retailer for a number of years and the unit would suit a range of similar uses including but not limited to retail, hair & beauty, coffee/bakery, financial services, offices etc, subject to covenant and planning consent.

The unit provides the following approximate floor areas, which should only act as a guide and not to be relied upon as all interest parties should verify the floor areas whilst on site.

Ground Floor Retail Area: c. 31.12 sqm / 335 sq ft

## EPC

New EPC has been commissioned - available upon request

## PLANNING

It is understood that the unit benefits from A1 planning consent. Other uses may be considered, subject to covenant and planning.

## NEW LEASE TERMS

To be agreed



## QUOTING RENTAL

£10,000 per annum exclusive

## VAT

It is understood that VAT is applicable on the rental

## RATEABLE VALUE

£6,100 (April 2026)

UBR: 0.350 (2026/2027)

Rates Payable (2026-2027\*): £2135

*\*The Welsh Government provides non-domestic rates relief to eligible small businesses as follows:*

*-those with a rateable value of up to £6,000 will receive 100% relief;*

*-those with a rateable value between £6,001 and £12,000 will receive relief on a tapered basis from 100% to zero; and*

*- All parties are strongly encouraged to verify this via the local council, as the above is not to be relied upon.*

## LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction. The incoming tenant may be required to contribute towards the landlord's legal costs involved with preparing a new Lease.

## VIEWING & FURTHER INFORMATION

All viewings strictly via pre-arranged viewing appointment only

Please contact sole marketing agent:-

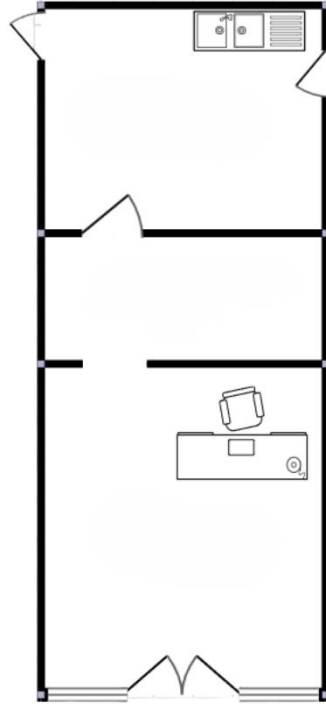


**DTR Surveyors: -**

Contact: David Rowlands

Email: [info@dtrsurveyors.com](mailto:info@dtrsurveyors.com)

Tel: 02920 372 599



## VIRTUAL TOUR

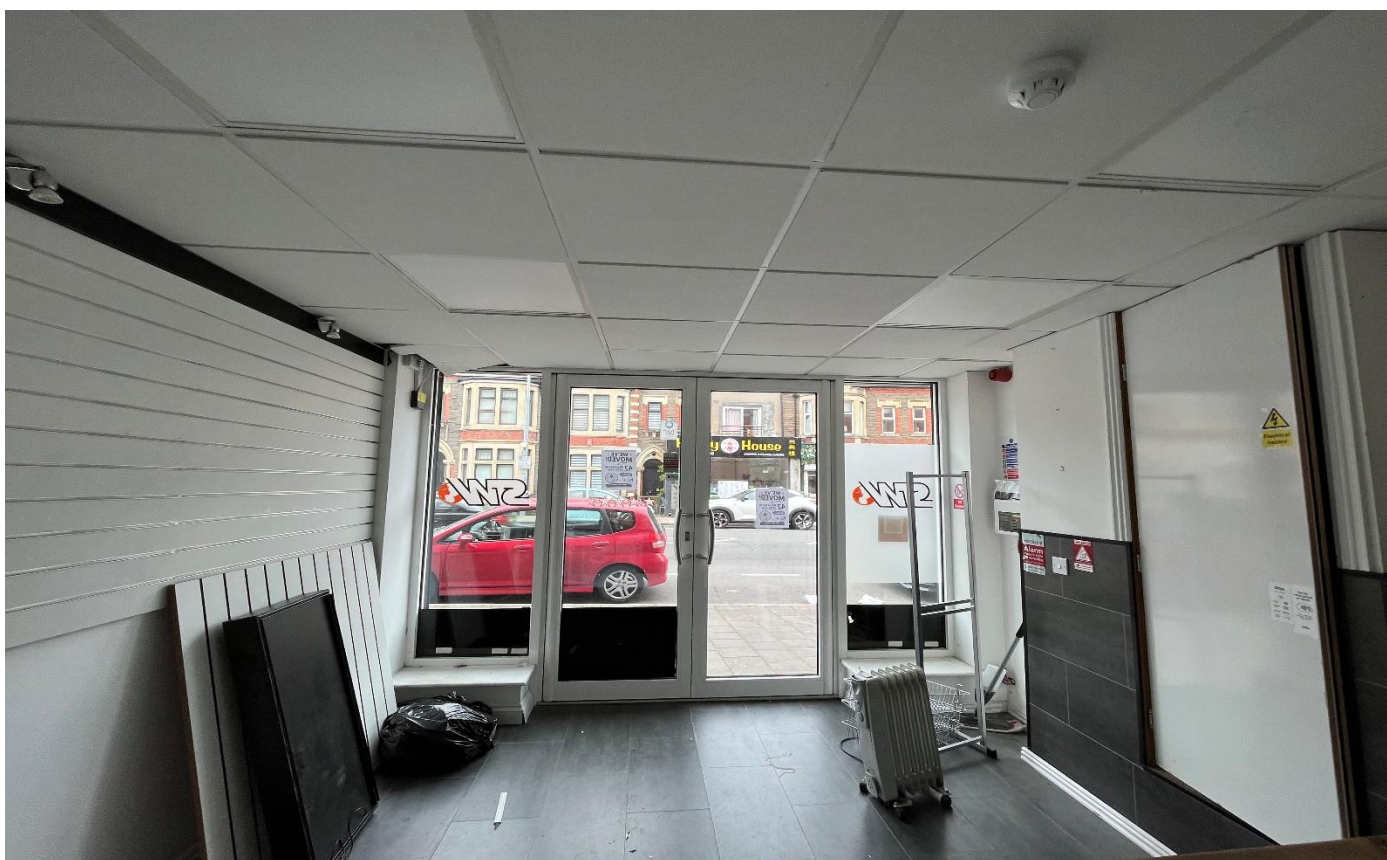
[CLICK HERE TO VIEW THE VIRTUAL TOUR](#)



### 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.



**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](mailto:info@dtrsurveyors.com)

 @DTRsurveyors

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



[www.dtrsurveyors.com](http://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.