

BRINSONS



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RETAIL / OFFICE UNIT TO LET

**61, WELLFIELD ROAD,
CARDIFF
CF24 3PA**

- Prominent retail unit, located on busy Cardiff suburb thoroughfare.
- Ground floor retail area totaling circa 524 sq ft (48.7 sq m).
- Total Net Internal Area circa 1,597 sq ft (148.36 sq m).
- Established trading location with a mixture of uses including retail, restaurants, fast food takeaways and coffee shops.
- Available May 2026.

RENT: £28,000 PER ANNUM EXCLUSIVE

BRINSONS COMMERCIAL

Call 02920 867711 or email caerphilly@brinsons.co.uk to view this property

LOCATION

The property occupies a prime location on Wellfield Road in the highly populated suburb of Roath approximately 2 miles from Cardiff City Centre, and direct links with the prime shopping thoroughfare of Albany Road.

Wellfield Road is a very busy and established trading location with a mixture of uses including retail, restaurants, fast food takeaways and coffee shops.

DESCRIPTION

The property comprises a prominent end of terrace commercial premises which has recently undergone a full refurbishment providing a ground floor sales area currently fitted out for retail trade.

The first floor comprises office/ancillary accommodation, with a fitted kitchenette, storage and a bathroom with a fully fitted shower. The second floor accommodates further storage room.

Externally, the property benefits from a prominent shop frontage, with additional return frontage onto Bangor Lane. There are dedicated car parking provisions to the rear.

ACCOMMODATION

From measurements taken on site we have calculated the following approximate floor areas and dimensions:-

Ground Floor

Retail Area	524 sq ft (48.7 sq m)
Storage	206 sq ft (19.2 sq m)

First Floor

First Floor Offices (inc kitchen)	550 sq ft (51.1 sq m)
WC	(not measured)
Bathroom	(not measured)

Second Floor Storage	317 sq ft (29.5 sq m)
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Total NIA – 1,597 sq ft (148.36 sq m)

SERVICES

We understand that the property benefits from mains electric, water and drainage.

However, we have not tested any of the service installations and prospective occupiers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

TERMS

The property is available to let by way of a new lease on terms to be agreed.

RENT/ PRICE

£28,000 per annum exclusive of VAT.

IMPORTANT NOTICE

All measurements are approximate and for illustrative purposes only, photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Brinsons Ltd for themselves and for the vendors or lessors of this property whose agents we are, given notice that's (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in the employment of Brinsons Ltd has any authority to make or give representation or warranty whatever in relation to this property and no prospective purchaser should rely on any statement as being either a representation or warranty.

Brinsons is the trading name of Brinsons Ltd. Registered Office: Eastgate, Market Street, Caerphilly, CF83 1NX. Company Number: 060 30712

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EPC

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BUSINESS RATES

We have made online enquiries of the Valuation Office who confirm the following Rateable Value:

Rateable Value: £16,750
Uniform Business Rate 2015/26: 56.8
Gross Rates Payable: £9,514

We advise all interested parties should make their own enquires with the Valuation Office Agency and Local Authority in this regard.

VAT

We understand that VAT is payable.

MONEY LAUNDERING

As part of our obligations under the UK Money Laundering Regulations 2017, Brinsons will require any purchaser or tenant to provide proof of identity along with any other supporting documents requested.

ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons, Eastgate, Market Street
Caerphilly, CF83 1NX

Tel: 02920 867711

Joshua Isaac - joshua.isaac@brinsons.co.uk
Tristan Kugler - tristan.kugler@brinsons.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

J1/T1/435/JAN25



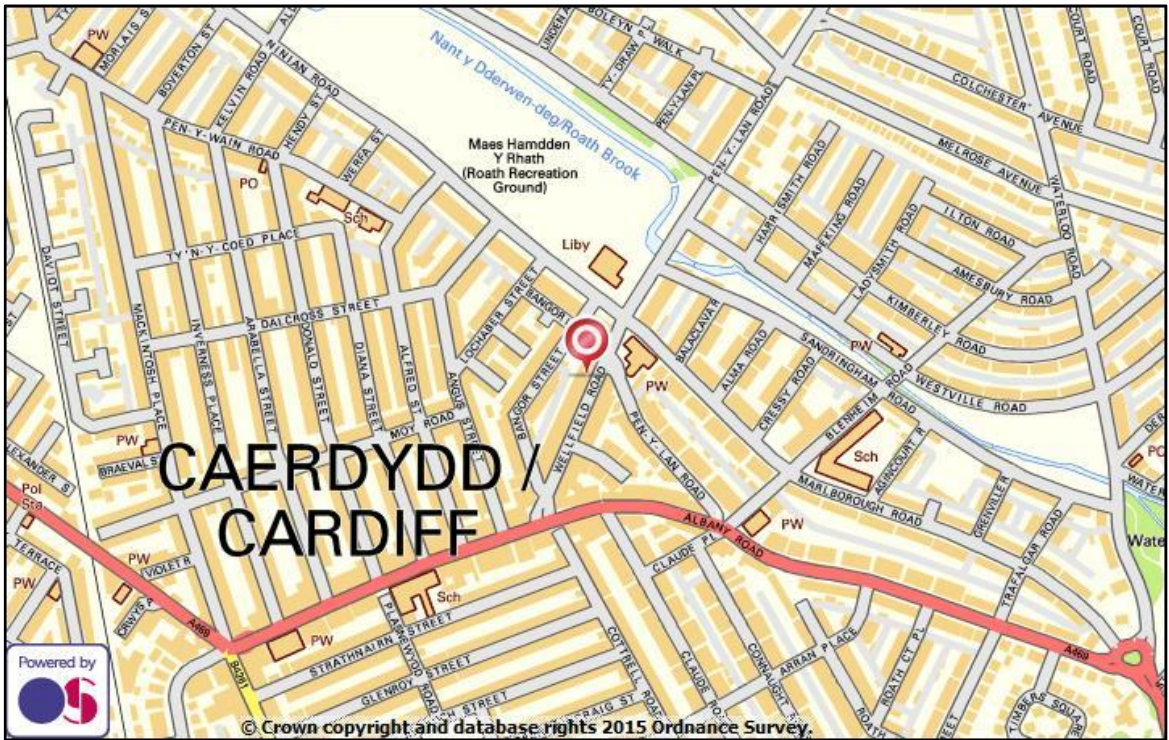
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