



## GROUND FLOOR RETAIL UNIT TO LET

102 COWBRIDGE ROAD EAST, CARDIFF, CF11 9DX

- PROMINENT TRADING POSITION ON THIS VERY POPULAR SUBURB HIGH STREET WITH A MIX OF NATIONAL AND LOCAL OCCUPIERS
- PUBLIC CAR PARK LOCATED DIRECTLY BEHIND THE SUBJECT PROPERTY
- AVAILABLE ON NEW LEASE TERMS – SUBJECT TO SECURING VACANT POSSESSION
- LESS THAN 1 MILE FROM CARDIFF CITY CENTRE

## LOCATION

Cardiff is the capital City of Wales and located 12 miles west of Newport.

The property is superbly situated on Cowbridge Road East, in the busy Canton suburb. The property is located less than 1 mile from Cardiff City Centre & Cardiff Castle, with good transport links into the City Centre.

Cowbridge Road East houses a mixture of national, regional and local retail occupiers. Nearby occupiers include Rio's Piri Piri, Greggs, Savers, Card Factory, Boots, Ramdens, Cake Box & many successful established independent retail and leisure businesses. Immediately behind the property is a public pay and display car park.

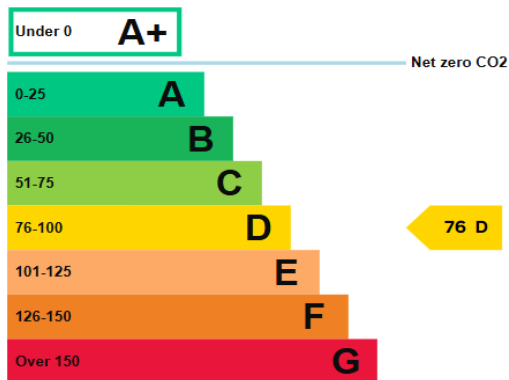
## DESCRIPTION

The retail unit on offer is located on the ground floor only and forms part of this mid-terraced three storey property, assumed to have been constructed in the late nineteenth to early twentieth century. The retail unit benefits from roller shutter doors & glazed shopfront, whilst providing the following approximate measurements – these areas have been provided to us, and all interested parties are strongly advised to verify these areas during on-site inspections. Please note that there is a change in levels towards the middle part of the retail unit.

GF Retail Unit	c. 80.63 sq.m / 868 sq.ft
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## EPC

Rate D - Valid until 24 May 2033



## PLANNING

The unit was most recently used as a sunbed salon for a number of years, but alternative uses may be considered on a subject to planning basis.

## NEW LEASE TERMS

New lease terms to be agreed on an effectively full repairing and insuring lease with the tenant paying a fair % contribution towards the annual building insurance and service charge.

## QUOTING RENTAL

£17,000 per annum exclusive

## VAT

It is understood that the property is not VAT elected – to be confirmed

## RATEABLE VALUE

£11,500 (from 1<sup>st</sup> April 2026)

UBR: 0.350 (2026/2027)

Rates Payable: £4025 per annum.

Interested parties are encouraged to verify the rates payable via Cardiff Council Business Rates department.

## LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction.

## MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, the tenant will be required to provide satisfactory proof of identity at the point of agreement of heads of terms.

## VIEWING & FURTHER INFORMATION

All viewings strictly via pre-arranged viewing appointment only

Please contact sole marketing agent:-



DTR Surveyors: -

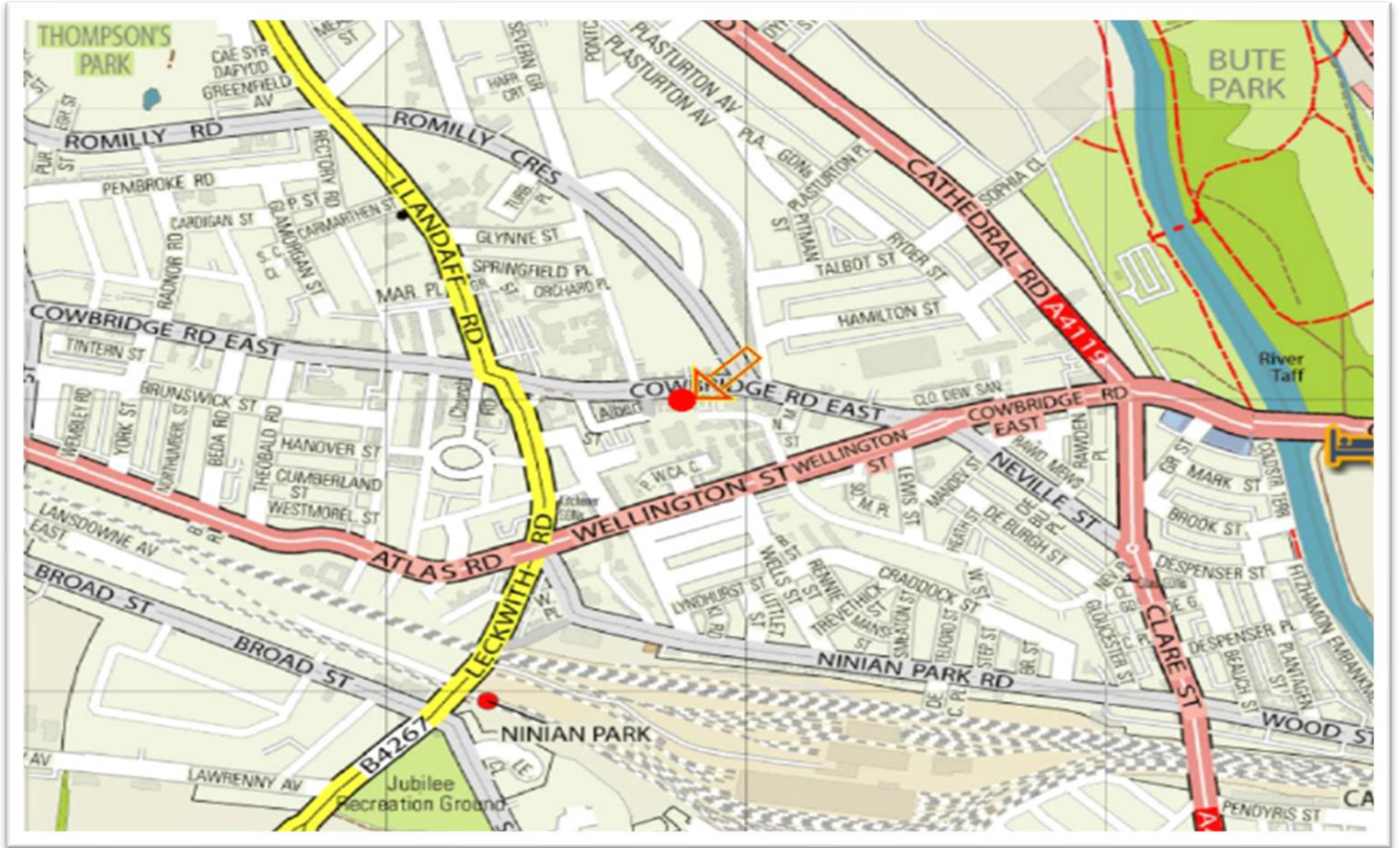
David Rowlands

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

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Updated: Feb 2026





Misrepresentation Act.

DTR Surveyors, 19B Boverton Road, Llantwit Major, CF61 1XZ

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