

# GROUND FLOOR RETAIL UNIT TO LET



## UNIT 2 122-130 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
- VERY PROMINENT UNIT WITH DOUBLE WINDOW FRONTAGE



## 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

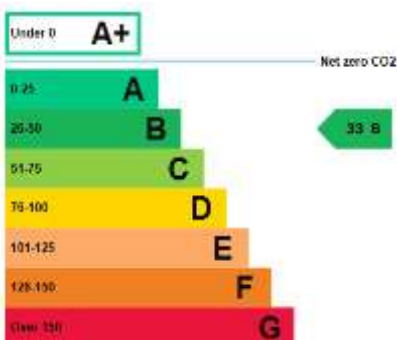
An impressive double glazed frontage retail unit offering strong roadside prominence and signage opportunities. Previously occupied by a barber, the unit would benefit from a range of similar uses including but not limited to retail, hair & beauty, bakery, financial services, offices etc. Other uses may be considered, subject to covenant and planning. The unit is generally presented in good condition with tiled flooring, LED ceiling tiles with electric and water supplies. WC is located towards the rear of the unit along with a good amount of storage/ancillary.

The unit 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.

<b>Main Retail Area:</b>	c. 100 sqm / 1076 sqft
<b>Side Storage Area:</b>	c. 5.5 sqm / 59 sqft
<b>Rear Kitchen/WC/Storage:</b>	c. 22.9 sqm / 246 sqft
<b>Total NIA:</b>	c. 128.4 sqm /1382 sqft

## EPC

Rate B - Valid until 4 August 2035



## PLANNING

The unit is believed to benefit from A1 retail use. Other uses may be considered, subject to covenant and planning.

## NEW LEASE TERMS

To be agreed

## VAT

VAT is applicable

## RATEABLE VALUE

£22,250 (April 2024)

UBR: 0.568 (2025/2026)

Rates Payable (2025-2026\*\*): £12,638

\*\*The Welsh Government will provide grant funding to provide the Retail, Leisure and Hospitality Rates Relief scheme to eligible businesses for 2024-25. Businesses will be eligible for 40% off their liability for the financial year. The amount of relief under the Welsh Government's Retail, Leisure and Hospitality Rates Relief scheme 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.

## QUOTING RENTAL

£20,000 per annum exclusive

## LEGAL COSTS

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

## VIEWING & FURTHER INFORMATION

All viewings strictly via pre-arranged viewing appointment only

Please contact sole marketing agent:-



**DTR Surveyors: -**

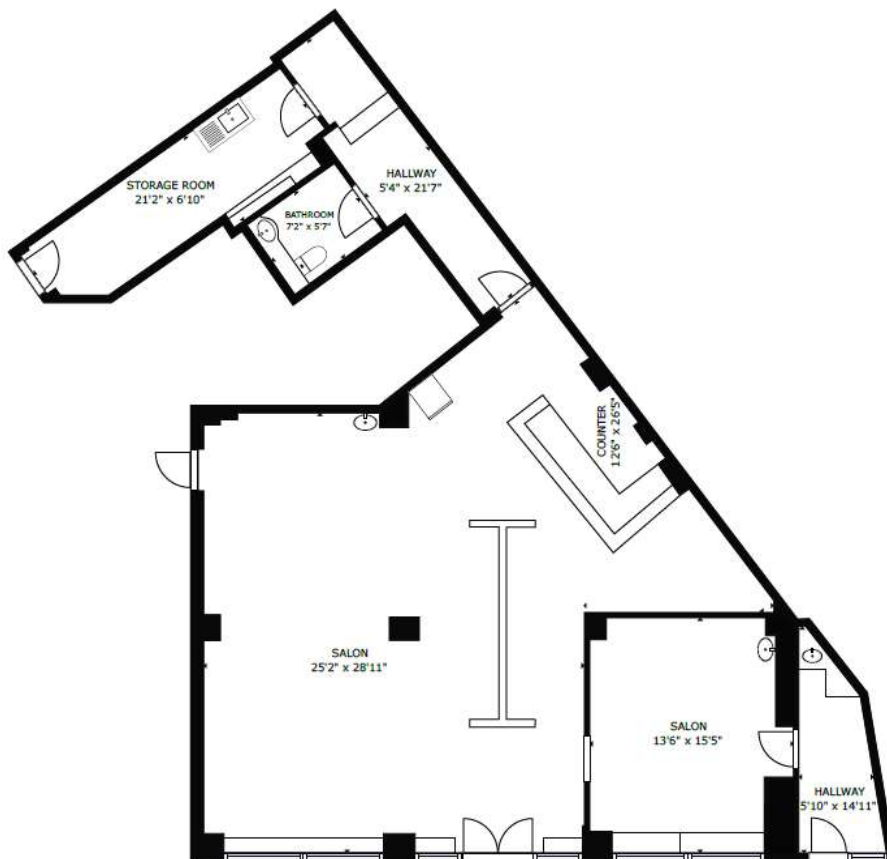
Contact: David Rowlands

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

Tel: 02920 372 599

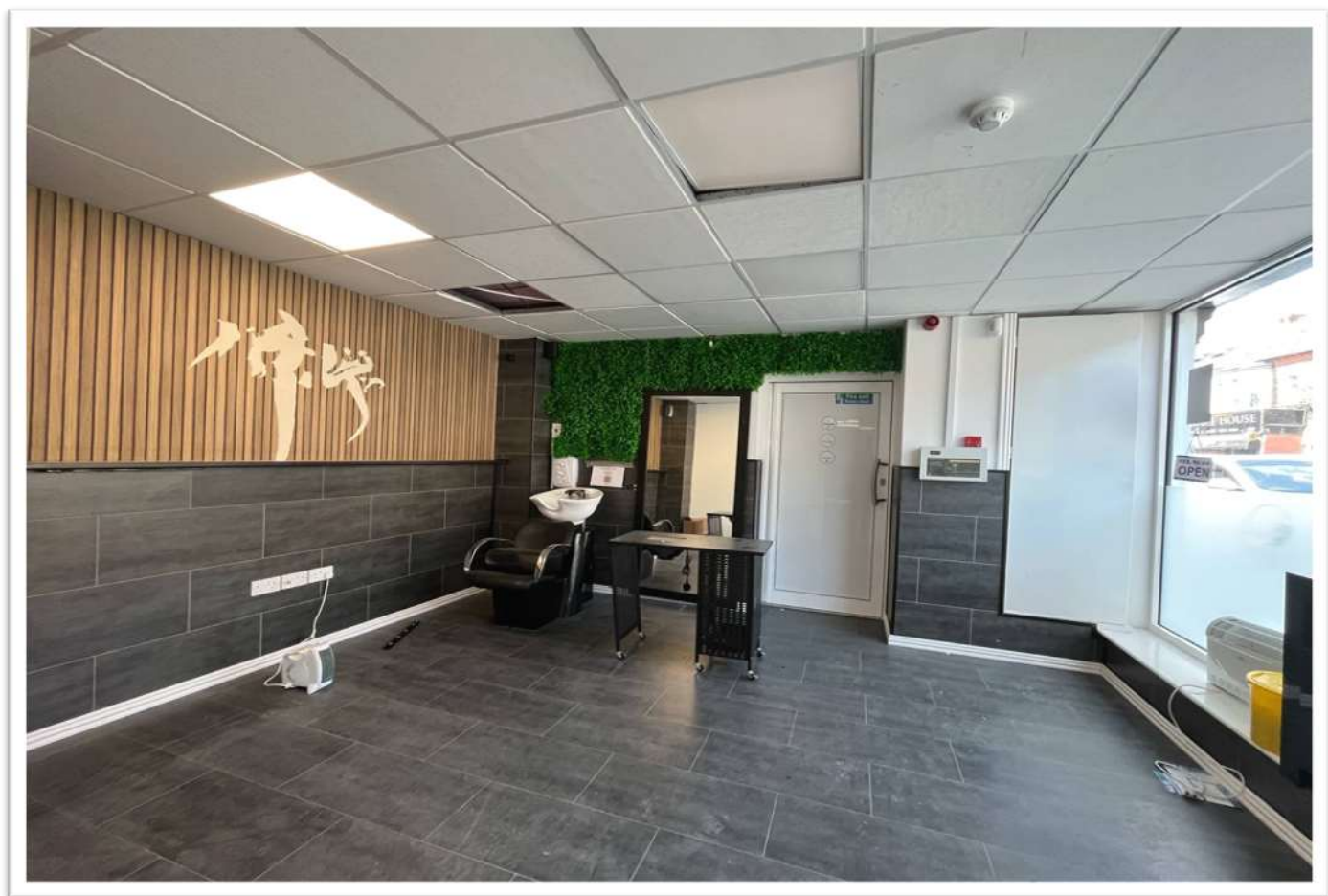
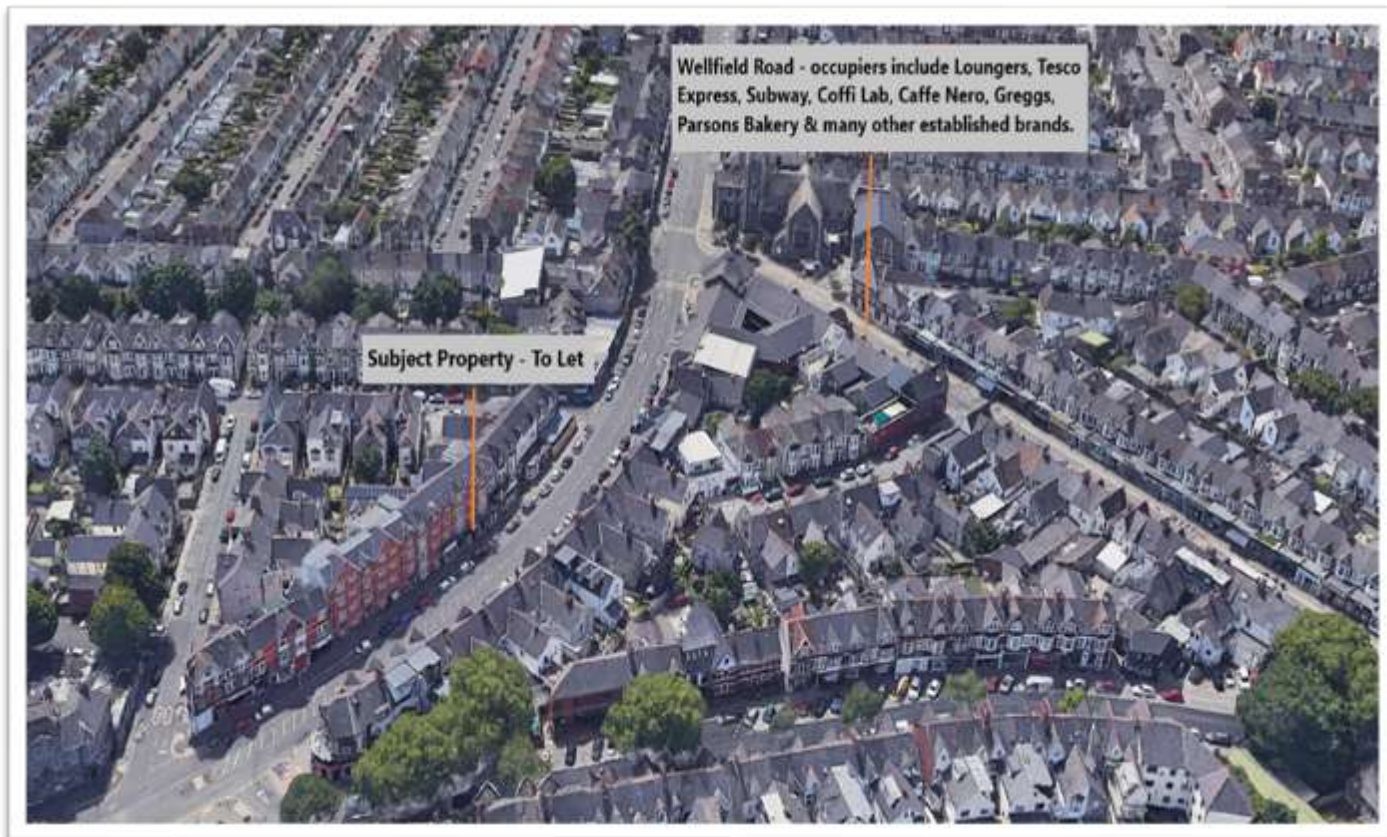
## VIRTUAL TOUR

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

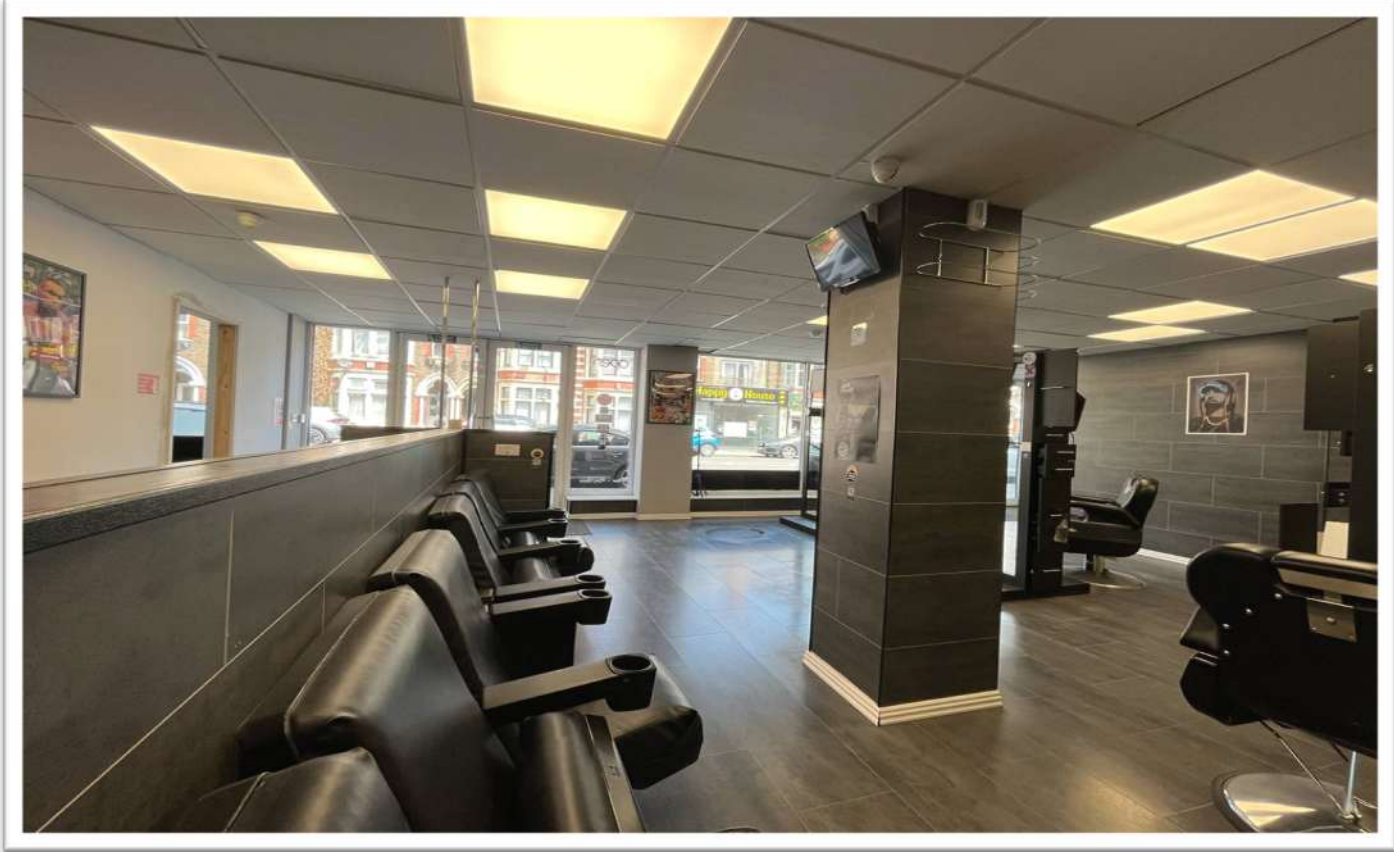


SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.











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