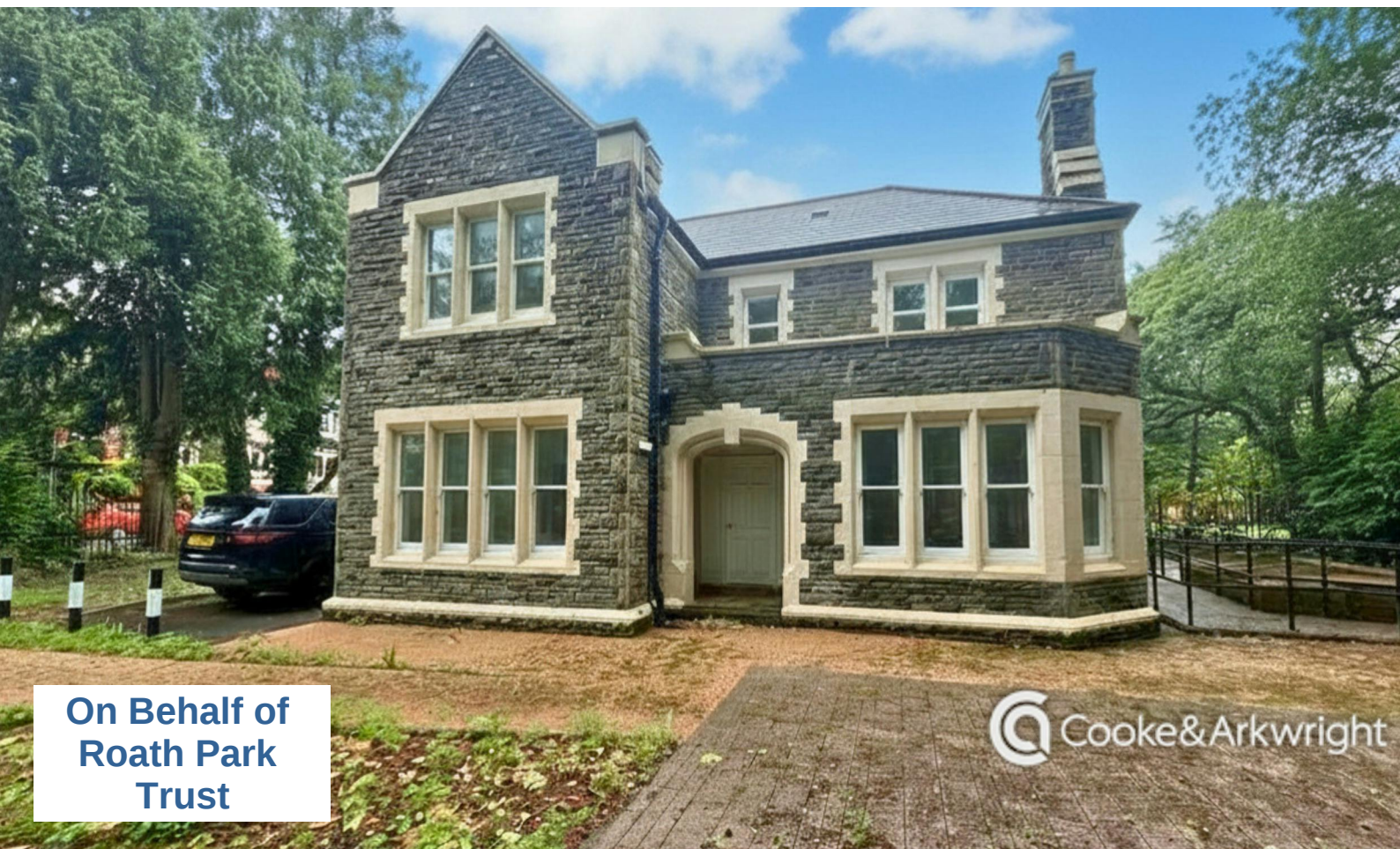




On Behalf of
Roath Park
Trust

 Cooke & Arkwright

Roath Park House

Roath, Cardiff, CF23 5ER

UNIQUE A3 OPPORTUNITY In the Heart of Roath Pleasure Gardens

1,220 sq ft
(113.34 sq m)

- Available to let on new lease terms
- Informal tender deadline: 28th August 2026
- Unique opportunity in affluent area - Roath Pleasure Gardens
- Extensive outside area
- Parking available (5 Spaces)
- Other uses considered - subject to planning

Roath Park House, Roath, Cardiff, CF23 5ER

Summary

Available Size	1,220 sq ft
Rent	Inviting offers by way of informal tender.
Rates Payable	£5,647.50 per annum
Rateable Value	£11,250
Service Charge	N/A
VAT	To be confirmed
Legal Fees	A contribution of £1200 towards Landlord's legal fees.
EPC Rating	Upon enquiry

Description

Roath Park House comprises a recently refurbished detached property arranged over ground and first floor levels. The accommodation is predominantly open plan, with excellent levels of natural light throughout. The property also benefits from on-site parking and extensive landscaped surroundings. The premises benefit from A3 planning use and is well suited to a range of alternative uses, subject to the necessary planning consents.

Location

Roath Park House is situated in a prominent and well-established position within Roath. The property benefits from direct gated access into Roath Pleasure Gardens and is located in close proximity to Roath Park. The surrounding area is predominantly residential, supported by a range of local amenities and strong public transport links, offering convenient access to Cardiff City Centre and the wider area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	636	59.09
1st	584	54.26
Total	1,220	113.35

Viewings

Viewings are strictly by appointment only sole Agents Cooke & Arkwright.

Terms

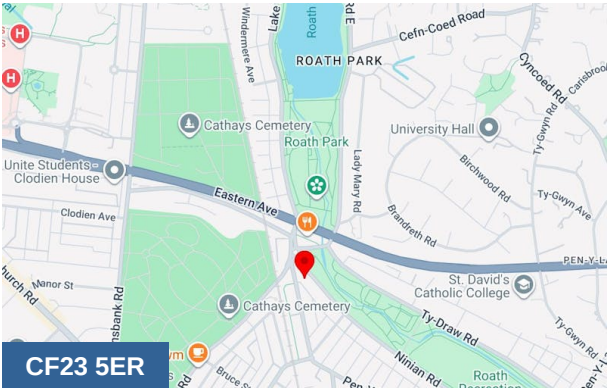
This property is available via a new lease, terms to be agreed.

Tender Deadline 28th August 2026

Our client is seeking expressions of interest by way of informal Tender Process by the 28th August. All offers are to be submitted via email to seb.branfield@coark.com

Anti-Money Laundering

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



Viewing & Further Information



Sebastian Branfield
02920 346 315
seb.branfield@coark.com



Mark Siddons
029 2034 6361
mark.siddons@coark.com



Ar ran
Ymddiriedolaeth
Parc y Rhath

 Cooke & Arkwright

Roath Park House

Y Rhath, Caerdydd, CF23 5ER

CYFLE A3 UNIGRYW Yng nghanol Gerddi Pleser y Rhath

1,220 troedfedd sgwâr
(113.34 metr sgwâr)

- Ar gael i'w osod ar delerau les newydd
- Dyddiad cau tendr anffurfiol: 28 Awst 2026
- Cyfle unigryw mewn ardal gefnog – Gerddi Pleser y Rhath
- Ardal awyr agored eang
- Parcio ar gael (5 o lefydd)
- Modd ystyried defnyddiau eraill – yn amodol ar ganiatâd cynllunio

Roath Park House, Y Rhath, Caerdydd, CF23 5ER

Crynodeb

Maint sydd ar gael	1,220 troedfedd sgwâr
Rhent	Gwahodd cynigion drwy dendr anffurfiol
Cyfraddau Taladwy	£5,647.50 y flwyddyn
Gwerth Adrethol	£11,250
Treth ar Werth (TAW)	I'w gadarnhau
Ffioedd Cyfreithiol	Cyfraniad o £1200 tuag at ffioedd cyfreithiol y Landlord.
EPC	Ar Gais

Lleoliad

Mae Roath Park House mewn safle amlwg a sefydledig yn ardal y Rhath. Mae'r eiddo'n elwa ar fynediad uniongyrchol drwy gatiau i Erddi Pleser y Rhath ac mae wedi'i leoli'n agos at Barc y Rhath. Mae'r ardal gyfagos yn bennaf yn ardal breswyl, wedi'i chefnogi gan ystod eang o gyfleusterau lleol a chysylltiadau trafnidiaeth gyhoeddus rhagorol, gan ddarparu mynediad hwylus i Ganol Dinas Caerdydd a'r ardal ehangach.

Disgrifiad

Mae Roath Park House yn eiddo ar wahân sydd wedi'i adnewyddu'n ddiweddar, wedi'i drefnu dros y llawr gwaelod a'r llawr cyntaf. Mae'r llety'n bennaf yn gynllun agored ac yn elwa ar lefelau rhagorol o olau naturiol drwy'r adeilad. Mae'r eiddo hefyd yn cynnwys parcio ar y safle a thiroedd tirluniedig helaeth. Mae'r adeilad yn elwa ar ddefnydd cynllunio Dosbarth A3 ac mae'n addas ar gyfer ystod o ddefnyddiau amgen, yn amodol ar sicrhau'r caniatâd cynllunio angenrheidiol.

Llety

Mae'r llety'n cynnwys yr ardaloedd canlynol:

Ardal	Troedfedd Sgwâr	Metr sgwâr
Llawr Gwaelod	636	59.09
Llawr Cyntaf	584	54.26
Cyfanswm	1,220	113.35

Dyddiad Cau Tendr – 28 Awst 2026

Mae Cyngor Caerdydd yn gwahodd datganiadau o ddiddordeb drwy broses dendro anffurfiol erbyn 28 Awst 2026. Dylid cyflwyno pob cynnig drwy e-bost at: seb.branfield@coark.com.

Telerau

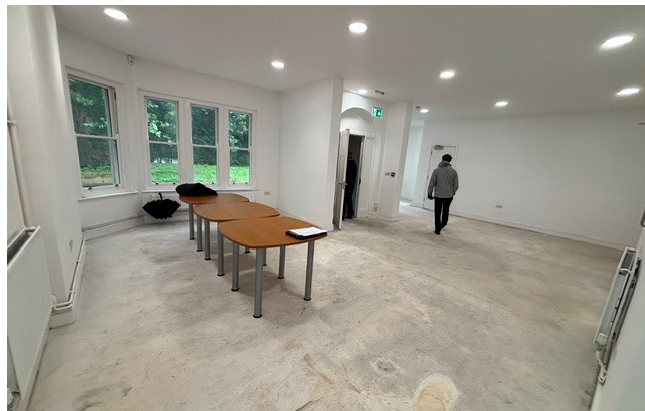
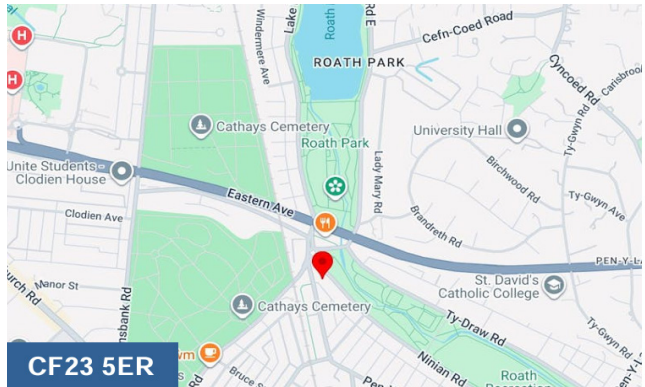
Mae'r eiddo hwn ar gael drwy brydles newydd, gyda'r telerau i'w cytuno.

Rheoliadau Atal Gwyngalchu Arian

Yn unol â Rheoliadau Atal Gwyngalchu Arian, bydd gofyn i'r tenant ddarparu prawf adnabod statudol ar adeg cytuno ar Benawdau'r Telerau.

Ymweliadau

Dim ond drwy apwyntiad ymlaen llaw gyda'r Asiant Unigol, Cooke & Arkwright, y gellir trefnu ymweliadau.



Ymweliadau a Mwy o Wybodaeth



Sebastian Branfield

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Mark Siddons

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