



**404 Cowbridge
Road East,
Canton, Cardiff,
CF5 1JJ**

INVESTMENT SALE

Long standing William Hill tenancy

Busy suburban location

**Strong retail and
residential demand**

Low base levels on rents

Inviting offers in excess of £240,000

 **Cooke &
Arkwright**

LOCATION

Cowbridge Rd East is one Cardiff’s premier suburban retail, leisure and residential throughfares, located in the densely populated and vibrant Canton and Victoria Park districts of Cardiff. CRE is a major arterial route into the city centre with many frequent bus services alighting outside the premises. The property is situated close to the popular Victoria Park.

There are a large number of local businesses, retailers and food/ A3 occupiers in the immediate vicinity plus the popular Victoria Park Pub. There is a Post Office, and long established Dry Cleaners either side of the William Hill unit.

DESCRIPTION

The property comprises one half of double fronted unit, both occupied by William Hill. William Hill have been in occupation of the premises since the early 1990’s with the premises being used as Betting Office prior to William Hill’s occupation.

To the 1st floor there is a large 2 bedroom flat with separate access from the rear plus a garage. The property is in good order throughout.

ACCOMMODATION

Ground Floor Sales	588 sq.ft
Toilet/Ancillary	154 sq.ft
ITZA Previously Agreed	475 sq.ft
Garage	1 car
1st Floor Flat comprising 2 bedrooms, bathroom & living accommodation.	

The property benefits from A2 planning consent.





TENURE

Freehold - Title number WA244785.

LEASE

The ground floor is let to the William Hill Organisation Ltd by virtue of lease renewal for a 5 years from 29/9/2023. There is a tenant break on 28/9/26 which has NOT been exercised. The passing rent is £8,700pa.

The 1st floor flat is let by virtue of Wales Fixed Term Standard Contract. The tenant has been in occupation since 30/6/2022 at a rent of £675pcm, £8,100 pa.

The current income is £16,800 pa.

The rear garage is currently vacant.

TENANT COVENANT

William Hill (Company No. 00278208) are a national firm of bookmakers. They have a Creditsafe Rating of 75(A) reflecting a low risk.

PRICE

Offers are sought in excess of £240,000.

VAT

The property is not elected for VAT.

ANTI-MONEY LAUNDERING

In compliance with UK Money Laundering Regulations, property agents are required to establish the identity and source of funds of all parties involved in sales and letting transactions.

AGENT CONTACT



Graham Davies

Cooke & Arkwright

Tel: 02920 346371

M: 07768 416605

Email: graham.davies@coark.com

