



**25 Wellfield
Road,
Roath, Cardiff,
CF24 3NZ**

**INVESTMENT SALE
£470,000**

**Prime Retail & Residential
Investment Sale**

 **Cooke &
Arkwright**

LOCATION

Wellfield Road is one Cardiff’s premier suburban retail and leisure destinations. Situated within the affluent and highly desirable district of Roath, Wellfield Road is widely recognised as one of the city’s most established café, restaurant and lifestyle locations that benefits from good levels of footfall throughout the day and evening.

Occupiers in the immediate vicinity include Coffi Lab, Coffee 1, Juno Lounge, La Dolce Vita, Tesco Express, Greggs, Ahead of the Game Nutrition, Parsons Bakery & William Hill Bookmakers. There are also a wide variety of independent food, beverage and retail operators situated along Wellfield Road.

DESCRIPTION

The property occupies a prime position on Wellfield Rd and comprises a fully fitted A3 restaurant/take away premises with a large, refurbished 1st floor 2 bed self-contained flat. There is separate rear access to both the ground floor restaurant and 1st floor flat, together with one car parking space.

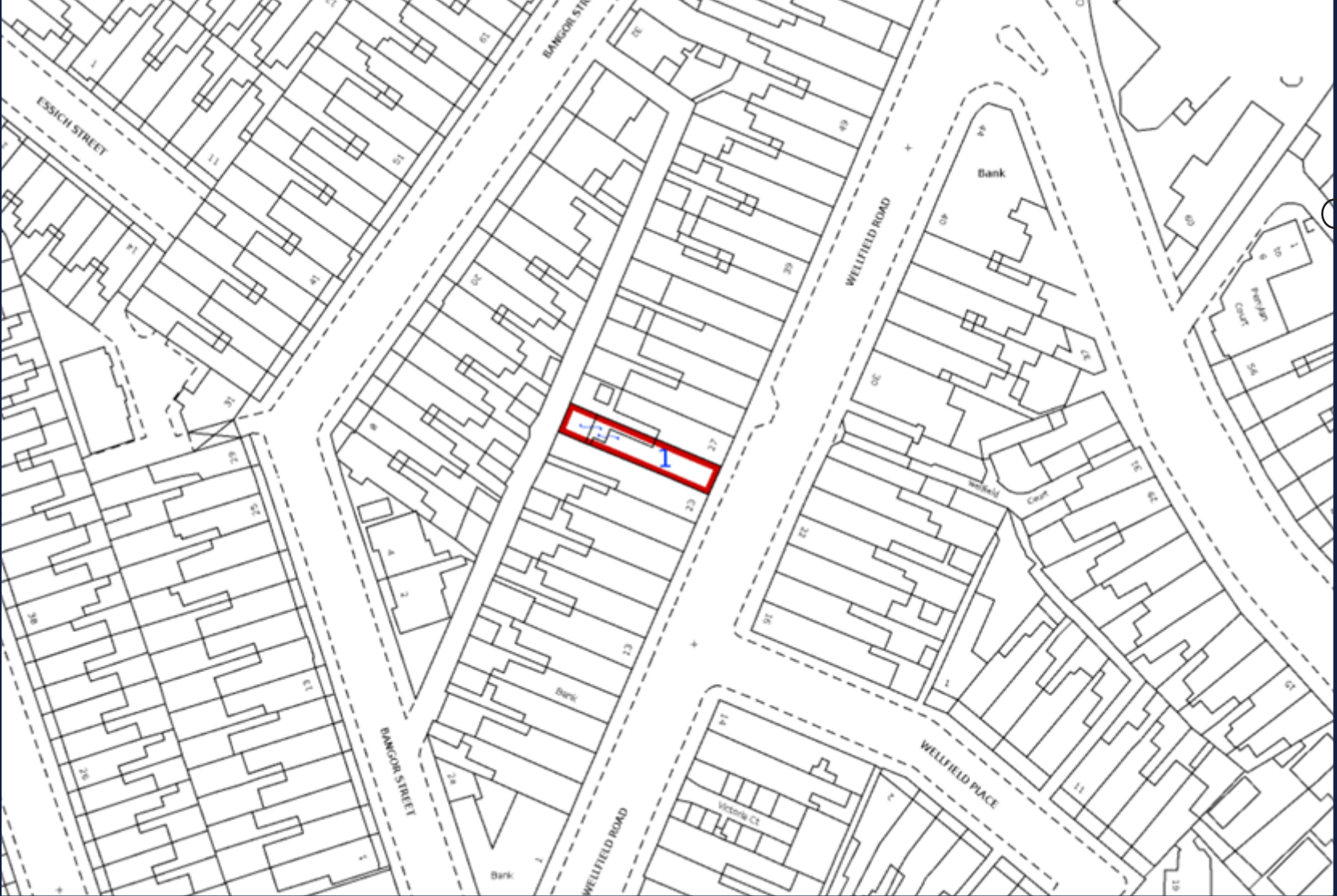
Ground Floor

Retail	ZA	313 sq.ft
	ZB	253 sq.ft
Office		173 sq.ft
Staff area		51 sq.ft
Total GF area		790 sq.ft

First floor flat comprising:

- 2 bedrooms, bathroom and a large living/modern kitchen area.
- Rear area and car parking.

The property benefits from A3 planning consent.





TENURE

Freehold - Title number WA448860.

LEASE

The ground floor is let to Subway Realty Ltd (Company No. 04174473) by virtue of 10 year lease from 16/3/2019. There was a tenant break at 16/3/24 which was not exercised. The passing rent is **£19,000 pa.**

The 1st floor flat is let by virtue of Wales Fixed Term Standard Contract dated 20/2/24 at a rent of £950 pcm, **£11,400 pa.**

BUSINESS RATES

The ground floor has a rateable value of £18,250.

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.





PROPOSAL

We are instructed to seek offers in the region of **£470,000 (Four Hundred and Seventy Thousand)**, which equates to a NIY of 7% on the ground floor income and an apportioned value of £200,000 for the 1st floor flat.

CONTACT

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