

# TO LET

1,076 SQ. FT. PROMINENT GROUND FLOOR RETAIL UNIT WITH PARKING

029 2037 8921 

fletchermorgan.co.uk 

28 Park Place, Cardiff CF10 3BA 



## Fletcher Morgan

51 Wellfield Road, Cardiff CF24 3PA





## Location

The property is situated in Roath, a popular suburb within Cardiff. The property is located on Wellfield Road which is widely regarded as Roath's primarily retail thoroughfare. It also has the benefit of being in close proximity to Albany Road, City Road and Crwys Road.

Some notable surrounding occupiers include Tesco Express, Coffi Lab, Waterloo Tea, Juno Lounge and Coffee #1.

## Description

The property comprises a ground floor retail unit with a showroom area to the front and rear storage. Internally there is a kitchen and toilet.

## Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

Retail Sales	517 sq.ft.		48.1 sq.m.
Kitchen/Ancillary	204 sq.ft.		18.9 sq.m.
Rear Store	355 sq.ft.		32.9 sq.m.
<b>Total</b>	<b>1,076 sq.ft.</b>		<b>99.9 sq.m.</b>

## Car Parking

Externally there is 2 parking spaces within a gated forecourt to the rear of the property.

## Rates

The Rateable Value of the property is as follows:

**2026/27 based on UBR multiplier of £0.350p**  
**Rateable Value = £17,500 | Rates Payable = £6,125**

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

## Tenure

The subject property is available on a new Full Repairing and Insuring lease, terms to be agreed.

## Rent

**£25,000 per annum exclusive**

## Energy Performance Certificate

D88

## VAT

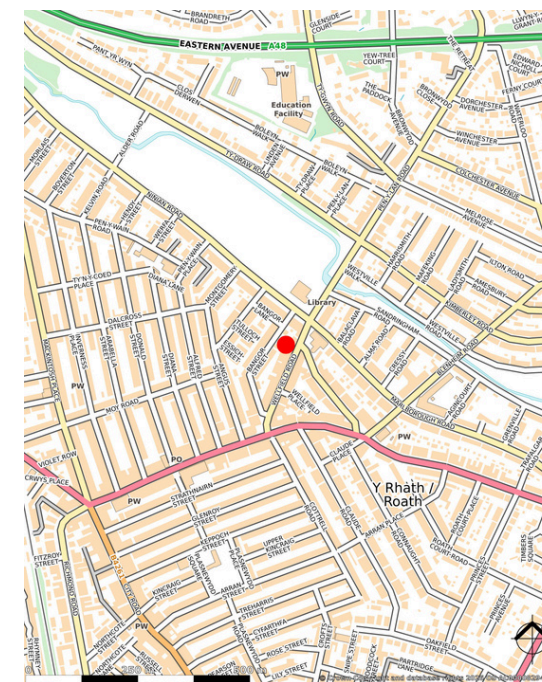
All figures quoted are exclusive of V.A.T. where applicable.

## Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

## What3Words

reach.nodded.cooks



Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

## CONTACT

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06/01/2026