

# NORTH ROAD

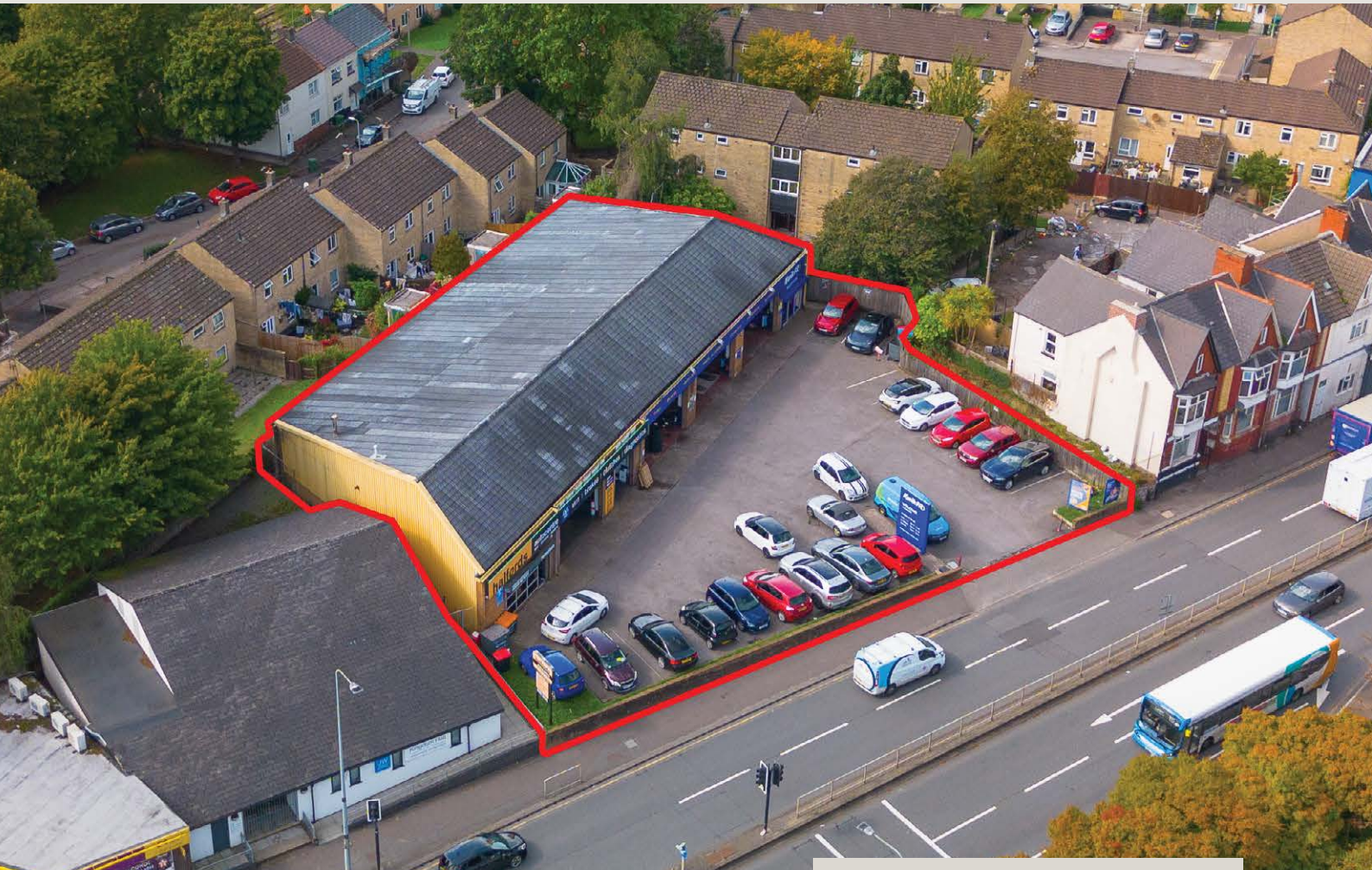
CARDIFF  
CF14 3AD



FREEHOLD TRADE COUNTER INVESTMENT



# INVESTMENT SUMMARY



NORTH ROAD | CARDIFF CF14 3AD

## FREEHOLD

*Trade Counter Investment*

- The trade counter property in Cardiff offers a total of 7,299 sq. ft. GIA with a substantial shared parking area of 7,174 sq. ft. GIA, let to Kwik Fit and Halfords with a combined annual passing rent of £65,583
- The property is well-located on a busy main road offering buoyant retail pitches with strong tenant demand and rental growth prospects

THE VENDOR IS SEEKING OFFERS IN THE REGION OF

# £950,000

(Nine Hundred Fifty Thousand Pounds) exclusive of VAT and subject to contract

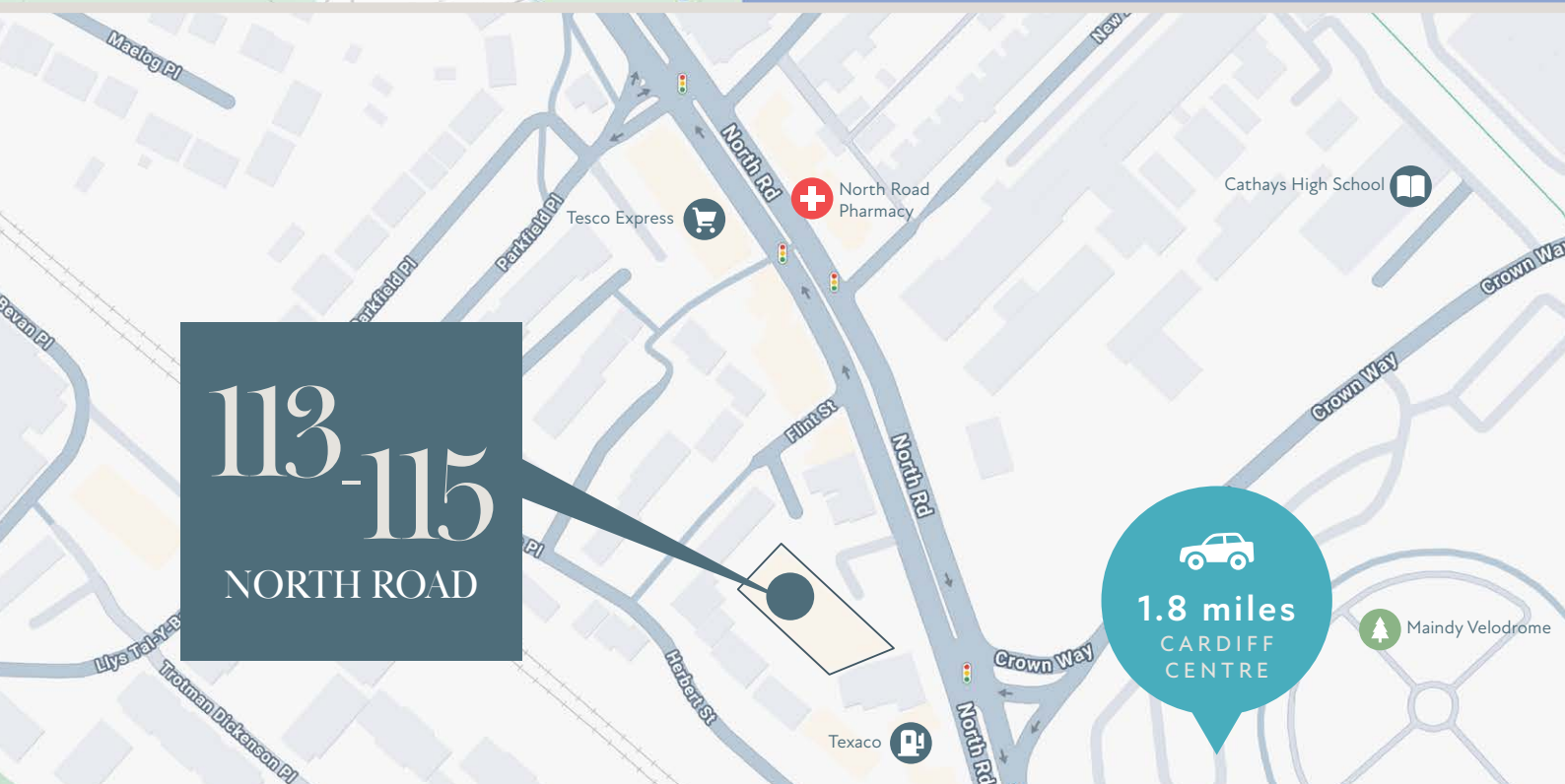
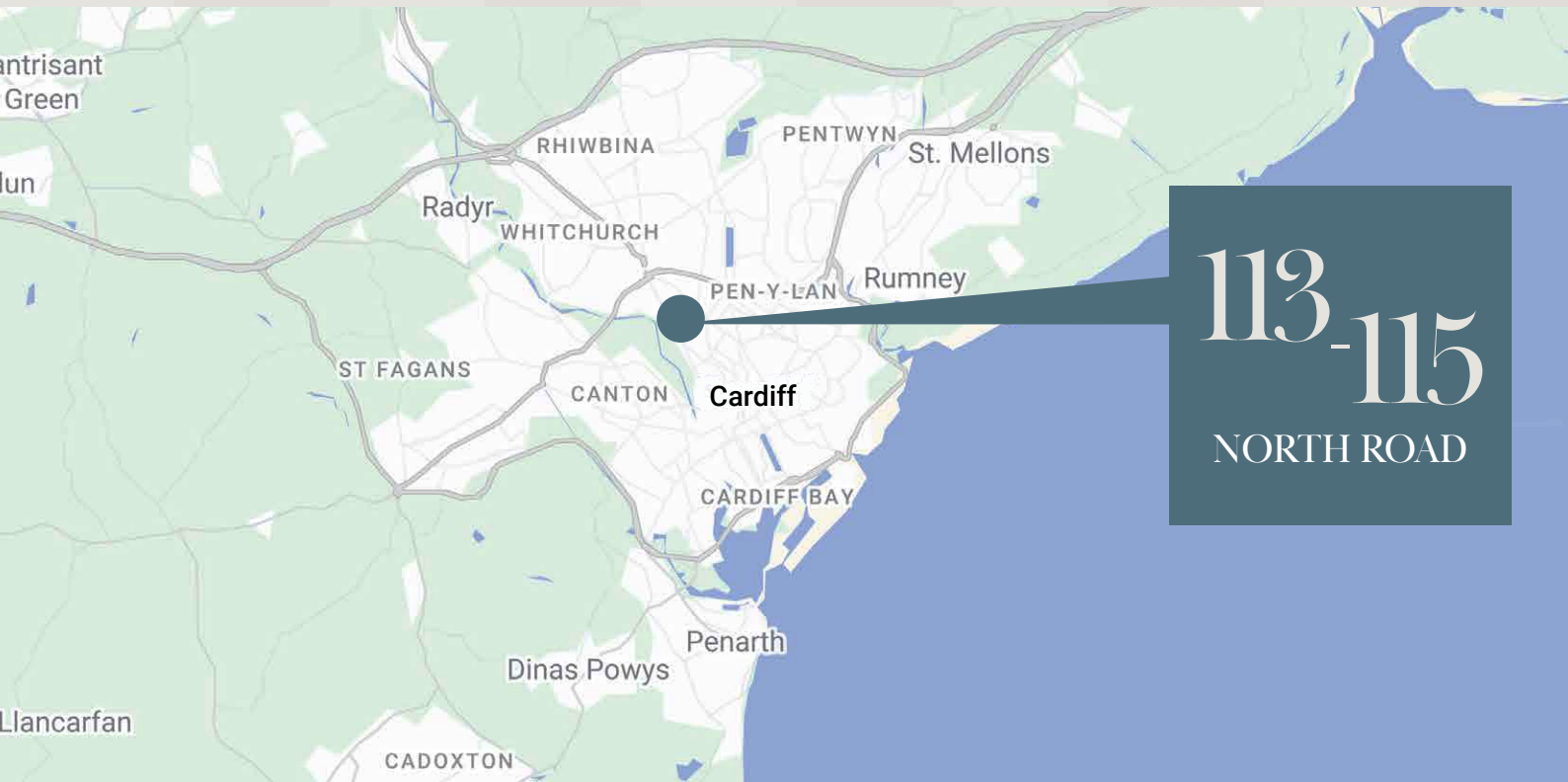
## EPC RATINGS

Units 1 & 2 113-115 North Road, Cardiff 74 C

# LOCATION

CARDIFF | CF14 3AD

UNITS 1 & 2, 113 - 115 NORTH ROAD, MAINDY





## NORTH ROAD **CARDIFF**

North Road is a very busy thoroughfare with a high volume of vehicle traffic and footfall, being the main access road from the major road arteries of the M4 and A48 into Cardiff City Centre.

The surrounding area is predominantly populated with residential housing, including a mix of large retail outlets, Cathays High School and recreational parks to the north and south.

Servicing a potential consumer base comprising a population of approximately 370,000 within the City of Cardiff.

The area benefits from immediate access to public transport, being just 1 mile from Cathays train station and 2 miles from Cardiff Central train station.

### *Travel Times from Cardiff Central Train Station*

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NEWPORT	13 minutes
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CARDIFF AIRPORT	31 minutes
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BRISTOL	46 minutes
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LONDON	2 hours
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# TENANCY SCHEDULE

TENANT	FLOOR	SQ.FT. GIA	SQ.FT. NIA	RENT PA	TERM (YEARS)	LEASE START	RENT REVIEW	BREAK OPTION TENANT ONLY	LEASE EXPIRY
<b>LIGHT INDUSTRIAL - HALFORDS</b>									
Unit 1 113-115 North Road Maindy, Cardiff CF14 3AD	Ground	2,513	-	£23,283	5	23/7/24	-	23/7/27	22/7/29
<b>LIGHT INDUSTRIAL - KWIK FIT</b>									
Unit 2 113-115 North Road Maindy, Cardiff CF14 3AD	Ground	4,786	-	£42,300	10	25/6/25	25/6/30	25/6/28 25/6/30 25/6/32	24/6/35
<b>TOTAL</b>		<b>7,299</b>	<b>-</b>	<b>£65,583</b>					



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## UNITS 1 & 2, 113 - 115 NORTH ROAD, MAINDY

A measured survey of the property has been undertaken in accordance with the guidelines as described in the Code of Measuring Practice (6th Edition). The Gross Internal Areas are as follows:

### Ground Floor

#### Gross Internal Areas

 UNIT 1-GIA	444.6 sq. m.	4,786 sq. ft.
 UNIT 2-GIA	233.5 sq. m.	2,513 sq. ft.
<b>TOTAL:</b>	<b>678.1 sq. m.</b>	<b>7,299 sq. ft.</b>

### Ground Floor

#### Gross Internal Areas

 PARKING-GIA	666.5 sq. m.	7,174 sq. ft.
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\* plan is not to scale

# NORTH ROAD

CARDIFF  
CF14 3AD

## CONTACT



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The agents for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of The agents or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The agents cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The agents (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) except in respect of death or personal injury caused by the negligence of The agents, its employees or servants, The agents will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently. In accordance with HMRC regulations, the successful purchaser will be required to satisfy KYC requirements. This will include providing identification documents and evidence of funding prior to completion. OCTOBER 2025