

MIXED-USE FREEHOLD INVESTMENT FOR SALE

GROUND FLOOR RESTAURANT/TAKEAWAY UNIT – LET ON A NEW 10 YEAR LEASE FROM MAY 2025
LARGE SELF-CONTAINED FIRST FLOOR 3 BED FLAT

Tenure: Freehold

Price: OIEO £410,000 - STC



- PROMINENT & SUBSTANTIAL CORNER-POSITIONED MIXED USE FREEHOLD PROPERTY ON COWBRIDGE ROAD EAST
- FIRST FLOOR INCLUDES A VERY LARGE SELF-CONTAINED 3 BED FLAT WHICH HAS BEEN FULLY REDECORATED DURING DECEMBER 2025 – DUE TO BE RE-LET IMMINENTLY
- GROUND FLOOR RETAIL UNIT LET TO RIO'S PIRI PIRI ON A NEW 10 YEAR LEASE FROM MAY 2025.
- RIO'S PIRI PIRI HAVE INVESTED HEAVILY INTO THEIR NEW FIT-OUT (C. £300K) WITH STORE OPENING IN SEPTEMBER 2025
- LOCATED ON A MAIN ATERTIAL ROUTE LEADING INTO CARDIFF CITY CENTRE WITH EXCELLENT TRANSPORT LINKS
- PRIVATE CAR PARK INCLUDED
- NO VAT PAYABLE ON PURCHASE PRICE

181 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF11 9AJ

DTR
COMMERCIAL PROPERTY AGENCY

INVESTMENT SUMMARY

- Mixed retail and Residential investment
- Ground floor restaurant unit with large 3 bed flat above
- Substantial corner plot
- Strong potential for future rental growth
- Cowbridge Road East is located less than 1 mile from Cardiff City Centre
- Ground floor unit has been leased to Rio's Piri Piri, a national fast-food franchise with 37 sites currently trading across the UK
- Rio's Piri Piri have invested heavily into their fit-out works (c. £300k) to provide a modern hot food takeaway / dine in restaurant
- Rio's Piri Piri have signed a 10-year lease from May 2025
- There is a 3-month rental deposit/bond and a company director's PG for the duration of the lease term
- Fully refurbished commercial unit
- Large corner plot with private rear gated car park included – shared parking between the commercial unit and the flat above
- The flat has just been fully redecorated throughout and is now ready to be re-let by the current or new property owner. We are expecting to achieve a rental in the region of c. £1,200 pcm, due to strong tenant demand in the area.
- The flat may also potentially suit HMO or Airbnb – future potential
- Once fully let, the building should produce a combined annual rental income of c. £36,900 per annum with potential for more rental growth as there is a 5th year upwards only rent review within the commercial lease
- The property is currently not elected for VAT



Misrepresentation Act.

DTR Surveyors, 19B Boverton Road, Llantwit Major, CF61 1XZ

Subject To Contract: DTR Surveyors for themselves and for the vendors or lessors of this property whose agent they are, give notice that:(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract;(ii) no person in the employment of DTR Surveyors has any authority to make or give any representation or warranty whatsoever in relation to this property. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

LOCATION

The property occupies a highly prominent and visible position fronting onto Cowbridge Road East, benefiting from a very high volume of footfall & passing traffic. Cowbridge Road East is a main arterial route leading to the City Centre via the A4161. The unit benefits from being situated close to local transport links and is approximately one mile from the City Centre. The surrounding area comprises a mixture of national and local independent established businesses & residential.

The main public car park in Canton is located just opposite this property, which makes it ideally positioned.

Nearby retail occupiers include **Card Factory**, **Home Bargains**, **Cake Box**, **Savers**, **Boots** and **Greggs**, whilst also a very popular location with established independent restaurants including Purple Poppadom, Calabrisella (with two sites trading here), Kimchi, Fizz n Flour and Fowl & Fury, amongst many others.



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DESCRIPTION

The property comprises a traditional 1900's masonry-built end of terrace building. The property has been extended and adapted to create a retail unit on the ground floor with a self-contained flat above.

The first-floor residential accommodation comprises of a self-contained very large 3-bedroom apartment, which benefits from a private and separate entrance, accessed at the rear of the property via the shared private car parking area. The flat is currently vacant following the previous tenant recently vacating. The flat is presented in excellent condition having been fully redecorated during December 2025 – the flat benefits from double glazing, gas central heating with brand new carpets throughout.

The ground floor unit benefits from a return shopfront with frontage onto Cowbridge Road East. The unit, which benefits from A3 planning consent, has been fully refurbished by the new ground floor occupier as part of their extensive fit-out works as they have invested heavily into the site to enable site opening in September 2025. The property benefits from the following approximate floor areas (these areas are subject to on-site verification and are not to be relied upon).

Ground Floor Retail Unit:	c.176.50 sq.m / c. 1900 sq.ft
First Floor 3 Bed Flat (including GF lobby):	c. 95.41 sq.m / c. 1027 sq.ft
Combined Floor Areas: (approx.)	c.271.92 sq.m / c. 2927 sq.ft

There is a private rear car park at the rear of the property with a gated entrance, with shared parking between the retail unit and flat, providing 3 parking spaces. 1 of these parking spaces is demised to the ground floor commercial occupier.

PROPOSAL / OFFERS

Offers are invited in excess of £410,000 - subject to contract.

On the basis that the flat is re-let by the new owner at c. £1200 pcm, then a purchase at this level would reflect an attractive Gross Yield of c. 9.00% and a Net Reversionary Yield of c. 8.67%, assuming purchaser's costs of 3.8%.

The property is not currently registered for VAT.

Any sale of the property will be subject to the existing tenancies.

TENURE

The property is held freehold under title number WA 513399

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction. We may require an abortive cost undertaking.

EPC

Ground Floor Commercial Unit – C Rating (valid until 21 April 2035)

First Floor Residential Unit – D Rating (valid until 23 August 2034)

VAT

It is believed that the property is NOT elected for VAT.

ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of proposed purchasers once a sale has been agreed. An AML form will need to be completed by proposed purchasers once Heads of Terms have been agreed along with providing the necessary ID upon request.

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OPENED FOR TRADE IN SEPTEMBER 2025

GROUND FLOOR RESTAURANT/TAKEAWAY UNIT

-LET TO RIO'S PIRI PIRI ON NEW 10 YEAR LEASE FROM MAY 2025



TENANCIES

GROUND FLOOR RETAIL UNIT

- Tenant: Rasa Vighna Grill Pvt Ltd (Trading as Rio's Piri Piri) *
- Lease Term: 10 years from 30th May 2025 subject to a 5th year tenant only break option
- Rent: £22,500 per annum exclusive
- Deposit/Bond: 3 months rental equivalent to £5,625
- Rent Review: 5th year upwards only
- Repairing: FRI (Tenant to pay fair share of any S/C and Insurance)

* A personal guarantee by a company director has been provided for the duration of the lease

A copy of the lease is available to be shared with seriously interested parties

FIRST FLOOR FLAT

Large 3 Bedroom Flat – currently vacant although due to be re-let by the current owner in January 2026. Tenancy details available upon request.

Estimated rental value upon re-letting – c. £1200 pcm.

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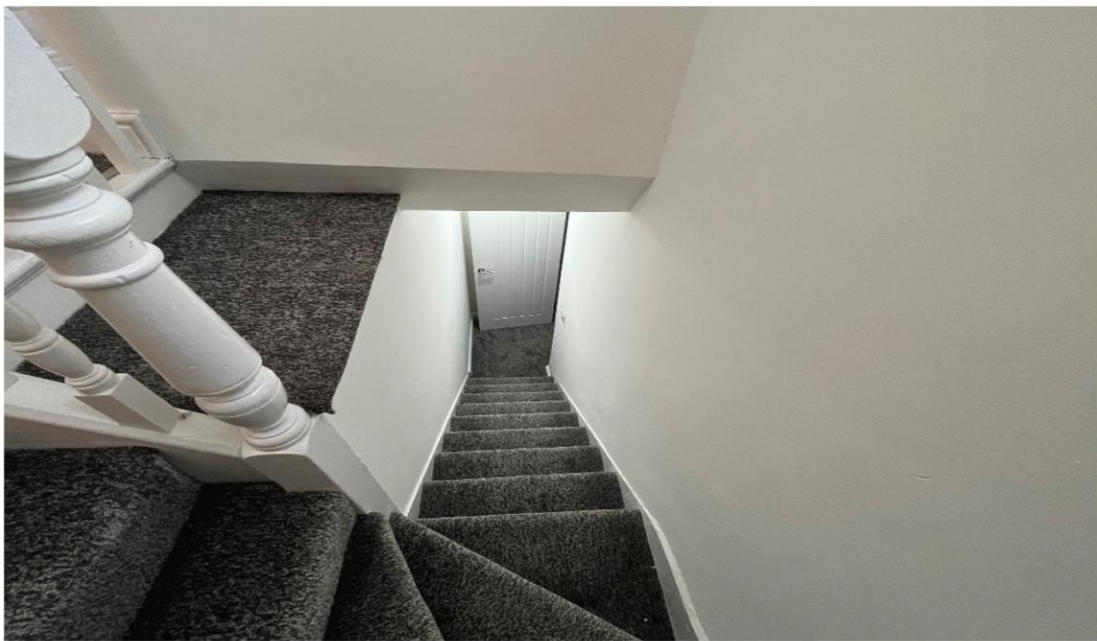
FIRST FLOOR INCLUDES SELF-CONTAINED 3 BED FLAT WHICH IS PRESENTED IN EXCELLENT CONDITION THROUGHOUT
ACCESS INTO THE FLAT IS VIA THE PRIVATE REAR CAR PARK.



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3 BED FIRST FLOOR FLAT



VIEWING & FURTHER INFORMATION

All viewings strictly via pre-arranged viewing appointment only

Please contact sole marketing agents,

DTR Surveyors: -

Contact: David Rowlands

Email: david.rowlands@dtrsurveyors.com

Mobile: 07986 960494 / 029 20372 599 – Ref: 23.12.2025



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