



61 Wellfield Road

Cardiff, CF24 3PA

£28,000 Per Annum Plus VAT

HARRIS & BIRT

Opportunity to let a prominently located retail / office premises on Wellfield Road which has been refurbished throughout and is surrounded by a mixture of national and independent retailers.

#### Location

The property occupies a prime corner position on Wellfield Road, at the heart of the vibrant and highly populated suburb of Roath. Approximately 2 miles from Cardiff City Centre, the area benefits from heavy footfall and an established mix of local and national occupiers including Greggs, Subway, Tesco Express, Joe's Ice Cream, Coffi Lab, Juno Lounge and Cafe Nero.

#### Description

The property comprises a three storey retail / office premises situated on a prominent corner position on Wellfield Road in Cardiff. The property has been extensively refurbished throughout and is currently fitted out for its existing use as an independent grocers / deli.

The ground floor comprises a large retail area split over two levels with return shop frontage onto the adjacent lane. Internally, the ground floor retail area benefits from wood flooring, LED light panels and a mixture of original brick and plastered and painted walls. There is an office area to the rear which can be booked for hot desking or meetings and benefits from a hard wearing vinyl floor covering and a window to the side elevation. Furthermore, there is a small kitchen and WC facility with access to the rear parking area.

The first floor is accessed internally through the retail area and comprises 2 No large offices, a kitchen, store and WC facility. The offices are carpeted throughout with plastered and painted walls. The second floor provides an office / store room with a large window to the front offering natural light. Additional benefits include gas central heating, fire and security alarm system and a new shop front.

Externally, there is rear parking for up to 3 No vehicles and a self contained fenced area for refuse facilities.

#### Accommodation

From measurements on site we have calculated the following approximate floor areas on a Net Internal basis:

Ground Floor: 730 sq ft (67.8 sq m)

First Floor: 550 sq ft (51.1 sq m)

Second Floor: 317 sq ft (29.5 sq m)

Total Net Internal Area: 1,597 sq ft (148.4 sq m)

#### Services

The property benefits from mains electric, gas, water and drainage. We have not tested any of the service installations and prospective occupiers must satisfy themselves as to the state and condition of such items prior to completion.

#### Term

The property is available to let by way of a new lease from May 2026 on terms to be agreed.

#### Rent

£28,000 per annum plus VAT.

#### EPC Rating

EPC Band: B (45)

#### VAT

All figures quoted are exclusive of Value Added Tax (VAT). Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction. However, in this instance we understand that VAT is payable.

#### Business Rates

We have made online enquiries to the Valuation Office who confirm the following:

Rateable Value: £18,500

Uniform Business Rate (UBR) 2025/26: 50.2

We advise all interested parties to make their own enquiries with the Valuation Office Agency and Local Authority in this regard.

#### Planning

We understand that a planning application has been submitted to Cardiff Council for change of use to A3 (Restaurant & Cafe) consent. Existing and proposed plans are available on request. However, we advise that all parties make their own enquiries in this regard.

#### Plans, Areas & Schedules

Any plans within these particulars are published for illustration purposes only and are not to scale.

#### Anti Money Laundering

As part of our obligation under the UK Money Laundering Regulations 2017, Harris & Birt will require any purchaser or tenant to provide proof of identity along with any other supporting documents requested.

#### Arrange A Viewing

Strictly by appointment with the Joint Agents agents Harris & Birt or Brinsons Property Consultants.

Daniel Jones MSc MRICS (Harris & Birt)

daniel.jones@harrisbirt.co.uk / 02920614411

or

Joshua Isaac MSc MRICS (Brinsons Property Consultants)

joshua.isaac@brinsons.co.uk / 02920 867711

#### All Enquiries

Harris & Birt Chartered Surveyors

Caerphilly Road

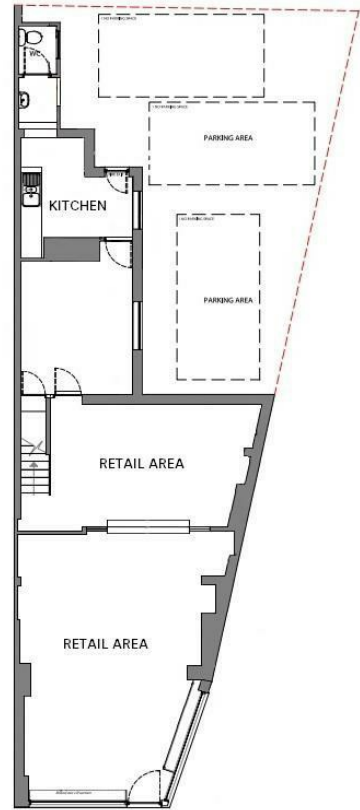
Cardiff

CF14 4QF

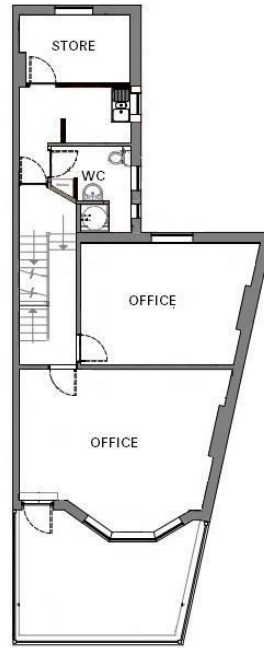
Brochure created 02.12.2025 - Ref: RCW 63



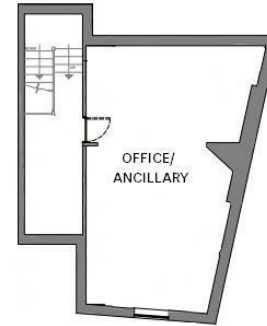
61 Wellfield Road, Cardiff



Ground Floor



First Floor



Second Floor



# HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

65 High Street, Cowbridge, CF71 7AF

01446 771777 cowbridge@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF

02920 614411 cardiff@harrisbirt.co.uk

[harrisbirt.co.uk](http://harrisbirt.co.uk)

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

