



THE DOUGH THROWER

96 Whitchurch Rd

Investment Opportunity
96 Whitchurch Road, Cardiff
Retail and Residential Investment For Sale

96 Whitchurch Road

Investment Summary.

- Attractive investment opportunity in a prime location
- The investment comprises a self-contained restaurant and a two-bedroom apartment on the ground floor, along with a studio apartment and two one-bedroom apartments on the upper floors, let under four separate ASTs
- Ground floor lease let to The Dough Thrower on a 10-year term from 01/05/2022
- Situated in a popular residential area on Whitchurch Road with various local cafes and restaurants
- Producing £54,300 per annum
- We are instructed to seek offers in the region of £700,000 reflecting an attractive Net Initial Yield of 7.38%, after deducting standard purchaser's costs of 5.05%.

Location.

Cardiff is the Capital City of Wales and has an estimated population of 342,000 with a further 1.2 million within a 45-minute travel time. The city is the commercial, cultural and retail centre for Wales.

The property is situated on Whitchurch Road, a popular area north of Cardiff City Centre with a mix of residential and commercial uses. Whitchurch Road is characterised by a range of local restaurants, cafes and retail, attracting both residents and visitors.

Cardiff City Centre, with its wide range of amenities, is located approximately 2.5 miles to the south.

The property is well served by public transport, with regular bus services to the City Centre and good accessibility to Cathays train station located 1 mile away.



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Description.

The property comprises a three-storey mid terraced building comprising a mix of retail and residential.

The ground floor consists of a self-contained retail unit benefiting from frontage onto Whitchurch Road along with a two-bedroom apartment. Across the first and second floors, there is a studio apartment and two one-bedroom apartments, each featuring double rooms, a bathroom, and a kitchen/lounge area. The one-bedroom apartment on the first floor includes a balcony, while the second-floor apartment benefits from a Juliet balcony.

The residential accommodation has been refurbished to a high specification and benefits from the convenience of smart technology, allowing access to apartments via mobile phone.



Tenancies.

Unit	Tenant	Rent Per Annum	Lease Terms
Ground Floor Retail Unit	IETWIN Limited t/a Dough Thrower	£11,100	10-year term from 01/05/22 with a 5 th year rent review
Ground Floor Flat	Private Tenant	£13,800	1 year AST
First Floor Studio	Private Tenant	£8,700	1 year AST
First Floor Flat	Private Tenant	£10,500	1 year AST
Second Floor Flat	Private Tenant	£10,200	1 year AST
Total		£54,300	



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Accommodation.

The property provides the following approximate areas:

Ground Floor Retail: 2,012 sq ft
Ground Floor Flat (2 bed): 609 sq ft
First Floor Flat (Studio): 325 sq ft
First Floor Flat (1 bed): 450 sq ft
Second Floor Flat (2 bed): 481 sq ft

Tenure

Freehold.

EPC

Available on Request

VAT

It is anticipated that the sale will be treated as a Transfer of a going Concern (TOGC).

AML.

A successful bidder will be required to provide the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.

Information Pack.

Access to the information pack is available on request.

Offers.

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Contact.

For further information, or to arrange a viewing, please contact the sole agents:



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Particulars dated March 2025 Photographs dated March 2025

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