243-49 COWBRIDGE ROAD EAST · CARDIFF · CF11 9AN

# **LEASEHOLD**

PROMINENT PUBLIC HOUSE IN CARDIFF FOR SALE ON BEHALF OF JD WETHERSPOON



243-49 COWBRIDGE ROAD EAST · CARDIFF · CF11 9AN

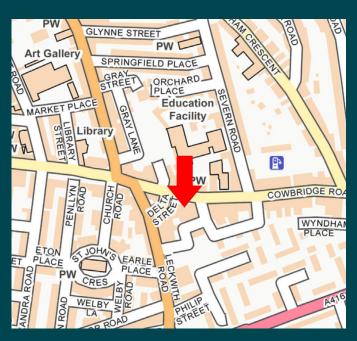
- Leasehold
- Current rent £81,900 per annum
- Prominent position fronting Cowbridge Road East
- External trading area to front and rear
- Trading accommodation at ground and first floor
- Short distance from Ninian Park and Cardiff Central Train Stations
- High standard of fit out
- GIA 311.3 Sq M (3,350 Sq Ft)
- Google Street View Link

# COMBRIDGE ROAD EAST TO COMBRI

# **LOCATION**

Cardiff is the capital and largest city of Wales which is situated approximately 12.5 miles west of Newport and 17 miles east of Cowbridge. The city benefits from excellent transport links with Cardiff Central train station providing regular services across Wales and England.

The Ivor Davies occupies a prominent position on Cowbridge Road East in popular suburb of Canton, approximately one mile to the west of Cardiff City Centre. The immediate vicinity comprises a number of commercial occupiers including Costa Coffee, Boots, Home Bargains and numerous independent coffee and restaurant operators.



### **DESCRIPTION & ACCOMMODATION**

The Ivor Davies comprises a two storey terrace property under a pitched tiled roof. To the rear there is an external beer garden laid out to provide seating for approximately 33 customers.

**Ground Floor:** Large open plan trading area with a bar servery and seating on both loose and fixed tables for approximately 94 covers. Ancillary areas include beer cellar, trade kitchen and disabled WC.

**First Floor:** The first floor provides an additional trading area for approximately 60 customers. Ancillary areas includes a staff room, customer WCs and plant room.



243-49 COWBRIDGE ROAD EAST · CARDIFF · CF11 9AN



# **APPROXIMATE FLOOR AREAS**

Floor	Description	Sq M	Sq Ft
Ground	Trading/ Ancillary	202.1	2,175
First	Trading/ Ancillary	109.2	1,175
Total		311.3	3,350

Purchasers are advised to check these area which are indicative only and show best estimates under the current configuration.

# **TENURE**

Leasehold. Held on a lease expiring 31st January 2035 at a current rent of £81,900 per annum subject to an upwards only review on 31st January 2025 where the rent will increase to £85,995 per annum. There is a tenant break clause on 1st February 2030.

# **RATEABLE VALUE & EPC**

2023 Rateable Value - £76,000. An EPC is in the course of preparation.

# **PREMISES LICENCE**

The property benefits from a premises licence permitting the sale of alcohol until 12:30 Sunday to Thursday and 01:00 Friday & Saturday.

243-49 COWBRIDGE ROAD EAST · CARDIFF · CF11 9AN

# **PLANNING**

The property is not listed or situated within a conservation area.

### TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

# **FIXTURES AND FITTINGS & STOCK**

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

# **VIEWINGS & TERMS**

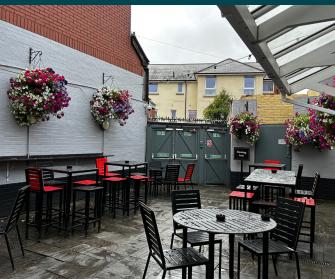
Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of our clients freehold interest.

To see further available JD Wetherspoon Public Houses across England, Scotland and Wales please visit:

jdwdisposals.co.uk





# **CBRE**

## **Toby Hall**

T: 020 7182 2259 M: 07785 253055 toby.hall@cbre.com

### **James Brindley**

T: 020 7182 2651 M: 07827 356616 james.brindley@cbre.com



### **Stuart Stares**

T: 020 7299 3088 M: 07807 999841 sstares@savills.com

### **Paul Breen**

T: 020 7877 4555 M: 07767 873353 pbreen@savills.com

**DISCLAIMER:** September 2023

CBRE Limited and Savills on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that:

1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties 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. 3. No person in the employment of CBRE Limited or Savills plc has any authority to make any representation or warranty whatsoever in relation to this property.

4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT