



**FAST FOOD / TAKEAWAY UNIT  
TO LET**

**18 NEWPORT ROAD  
CARDIFF  
CF24 0DB**

**BUSY LOCATION – HIGH FOOTFALL**



### LOCATION

The property is located in a prominent position on Newport Road in a busy location close to Queen Street, the established retail pitch, and a short walk from Queen Street Railway Station.

The unit forms part of Fitzalan Court, a development of 224 student units. There are also several office buildings in close proximity as well as various hotels.

### DESCRIPTION

The property comprises a ground floor retail unit with rear kitchen and staff accommodation.

### ACCOMMODATION

The property affords the following approximate net internal areas:-

Ground Floor Sales	49 sqm	527 sqft
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### LEASE

The property is offered on a new effectively full repairing and insuring lease for a term to be agreed.

### RENT

£18,000 plus VAT per annum exclusive.

### RATES

We are informed by the Valuation Office that the property is assessed for rating purposes as follows:-

Rateable Value	£7,300.00
Rates Payable (2025/26)	£4,146.40

The Welsh Government will be providing rates relief for all retail, leisure and hospitality businesses. Eligible ratepayers will receive 40% non-domestic rates relief for the financial year 2025/26. This will be capped at £110,000 per business across Wales. Please discuss with the Local Authority to check whether you are eligible for any rates relief.

### EPC

The property has an EPC Rating of C.63. A copy of the Energy Performance Certificate is available on request.

### VAT

All figures quoted are strictly exclusive of VAT where applicable.

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, E J Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

## VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:  
**Philip Gwyther • Tel: 07775 910994 • E-mail: philip@ejhales.co.uk**

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

