

THE IVOR DAVIES

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

LEASEHOLD

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



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- **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**

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.



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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.

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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.

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jdwdisposals.co.uk



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DISCLAIMER: September 2023

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