

# Lot 41, 2 Powderham Drive, Grangetown, Cardiff,

**CF11 8ND**

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)

Let to Co-operative Group Ltd  
until September 2027



High Yielding Freehold Convenience Store Investment and Development Opportunity

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### High Yielding Freehold Convenience Store Investment and Development Opportunity

- Let to Co-operative Group Limited until September 2027 (not in occupation)
- Immediate asset management and possible development opportunity
- Detached single storey former convenience store
- Approx. 216.40 sq m (2,329 sq ft) on prominent corner
- Site area of approx. 0.14 ha (0.34 acres)
- Well located in busy residential area

#### Lot

41

#### Auction

27th March 2025

#### Rent

£22,402 per Annum Exclusive

#### Status

Available

#### Sector

Supermarket/Convenience,  
Development

#### Auction Venue

Live Streamed Auction

### Location

**Miles** 1 mile south west of Cardiff City Centre  
**Roads** A4161, A4232  
**Rail** Cardiff Central Station, Grangetown Station  
**Air** Cardiff Airport

### Situation

The property is prominently situated on the junction of Powderham Drive and Virgil Street, in the Grangetown district of Cardiff, 1 mile from Cardiff City Centre. The property is well located to serve the wider residential area.

### Tenure

Freehold.

### Description

The property comprises a detached single storey former convenience store on a site area of 0.14 ha (0.34 acres).

### VAT

VAT is applicable to this lot.

### Octopus Bridging Loan for Buyers

Not available

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground	Retail	216.40	(2,329)	CO-OPERATIVE GROUP LIMITED (2)	30 years from 28/09/1997 until 27/09/2027	£22,402
<b>Total</b>		<b>216.40</b>	<b>(2,329)</b>			<b>£22,402</b>

(1) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

(2) The Co-operative Group is a British consumer co-operative with a group of retail businesses, including grocery retail and wholesale, legal services, funerals and insurance, and social enterprise ([www.co-operative.coop](http://www.co-operative.coop)). The property was sublet to a restaurant/take-away, but neither the tenant nor the subtenant are now in occupation.

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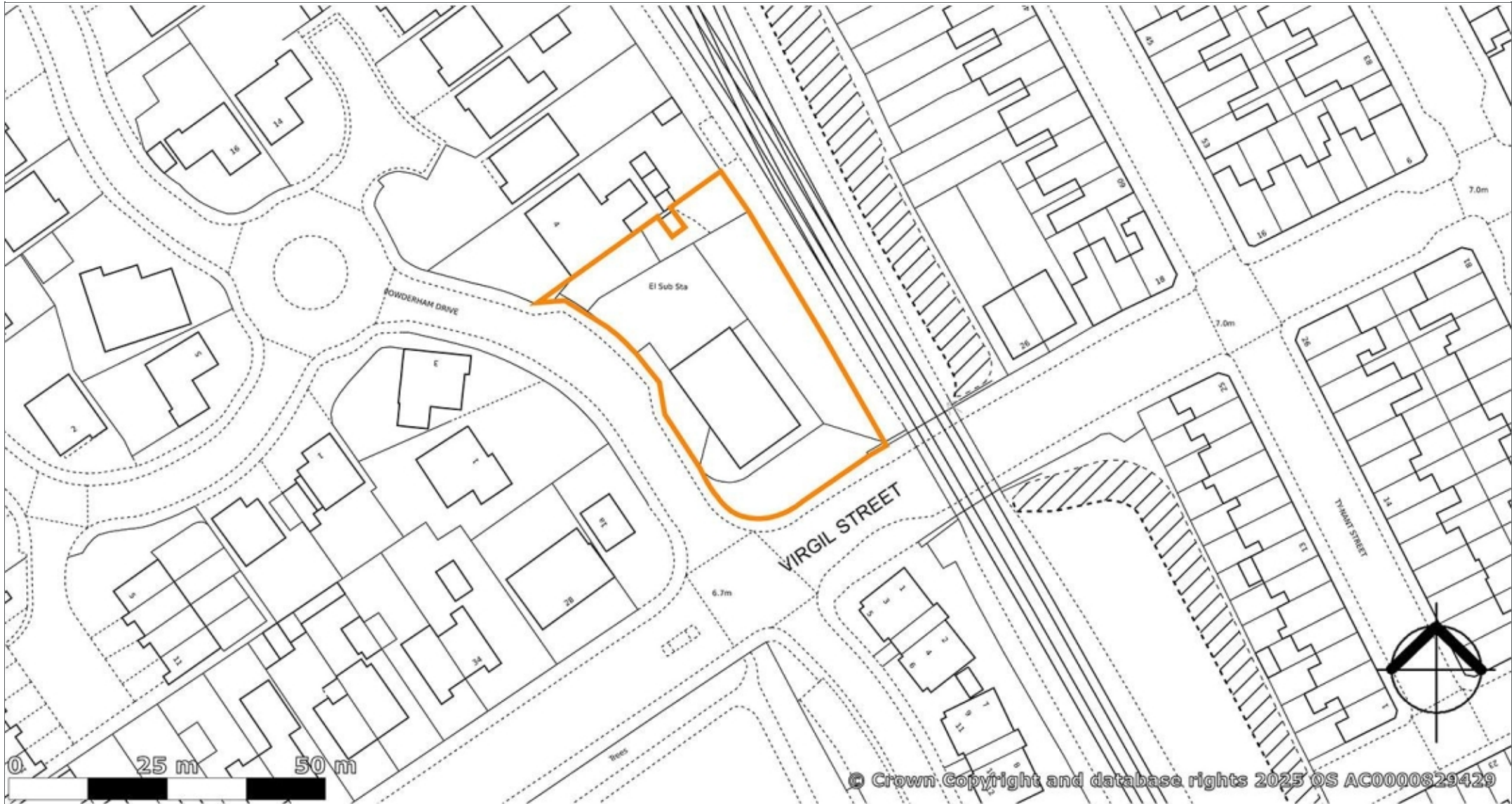
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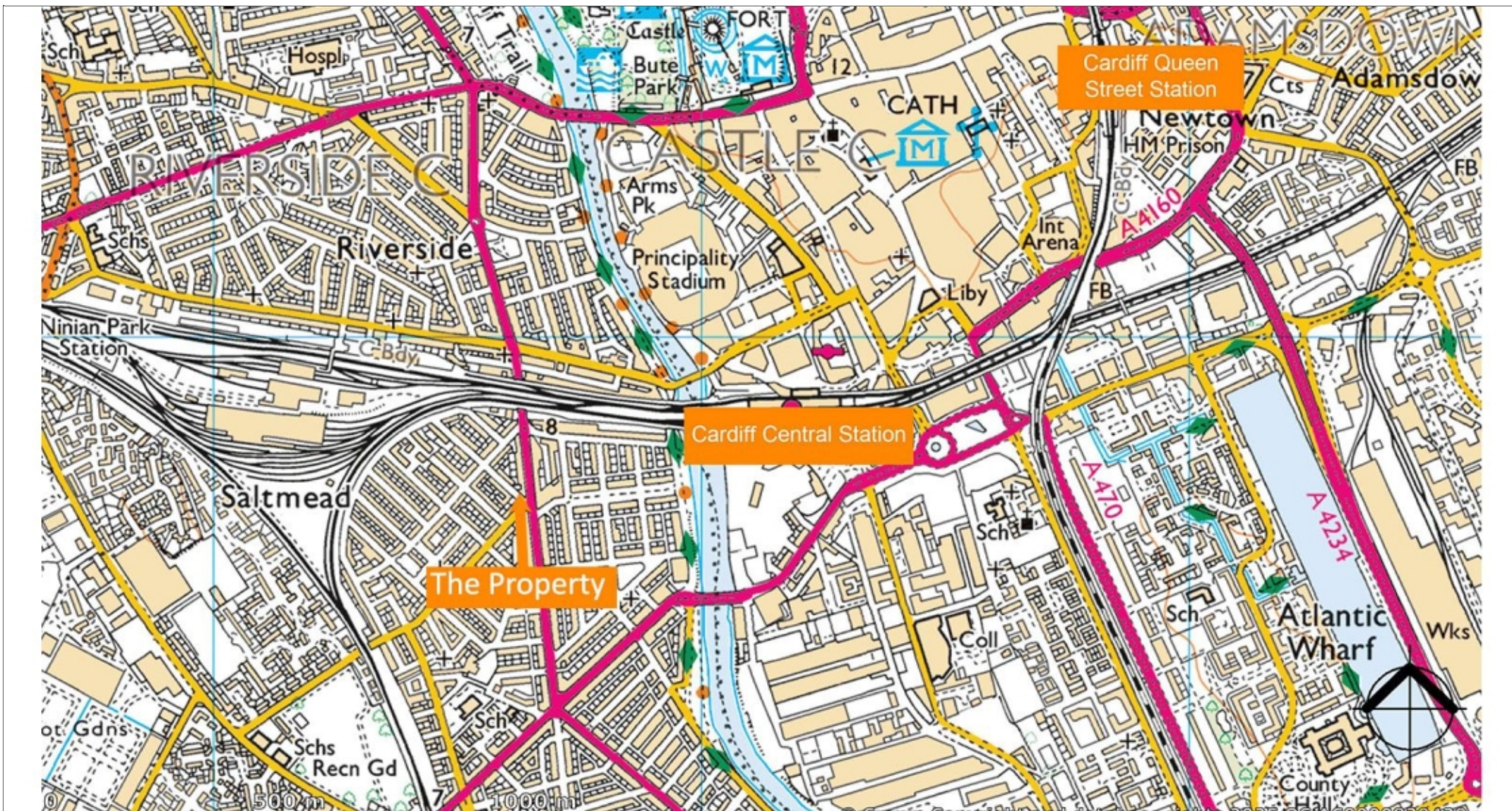
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## Contacts

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