

UNDER OFFER

FLOWER LODGE

Beulah Road

Rhiwbina, Cardiff, CF14 6LX

RHIWBINA, CARDIFF

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ASKING PRICE

£365,000

1 BEDROOM

1 BATHROOM

1 RECEPTION

1,598 SQ FT

1598 SQFT

NO CHAIN

GREAT LOCATION

RETURNS GREAT YIELD



THE PROPERTY

A rare opportunity to acquire an end-terrace property on the sought-after Beulah Road in Rhiwbina. The building comprises an extended ground floor retail unit and a spacious one-bedroom apartment above (formerly two bedrooms). The property is being sold as an ongoing investment, with lease details provided below.

Ground Floor lease until May 2026 and the tenant has expressed interest in remaining for a further 5 year term.

The annual rent is £14,400.

The first floor tenant/contract holder has been in occupation for roughly 8 years and would like to remain. The current rent is £800 per calendar month/ £8700 per annum and is contracted until May 2026.

We have been informed that the building is not elected for VAT.



INSIDE



ACCOMMODATION

PROPERTY TYPE	COMMERCIAL
INTERNAL AREA	1,598 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND C · ABOUT £1,789 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	45 · POTENTIAL 66

FLOORPLAN



4 Beulah Road, Rhiwbina

Total Area: 1598 ft² ... 148.5 m²

All measurements are approximate and for display purposes only

Not to scale. Measurements are approximate and for illustration only.



Elliott Hooper-Nash

DIRECTOR

LLANISHEN BRANCH

029 2049 9680

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SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 54 Station Road, Llanishen, Cardiff, CF14 5LU. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk