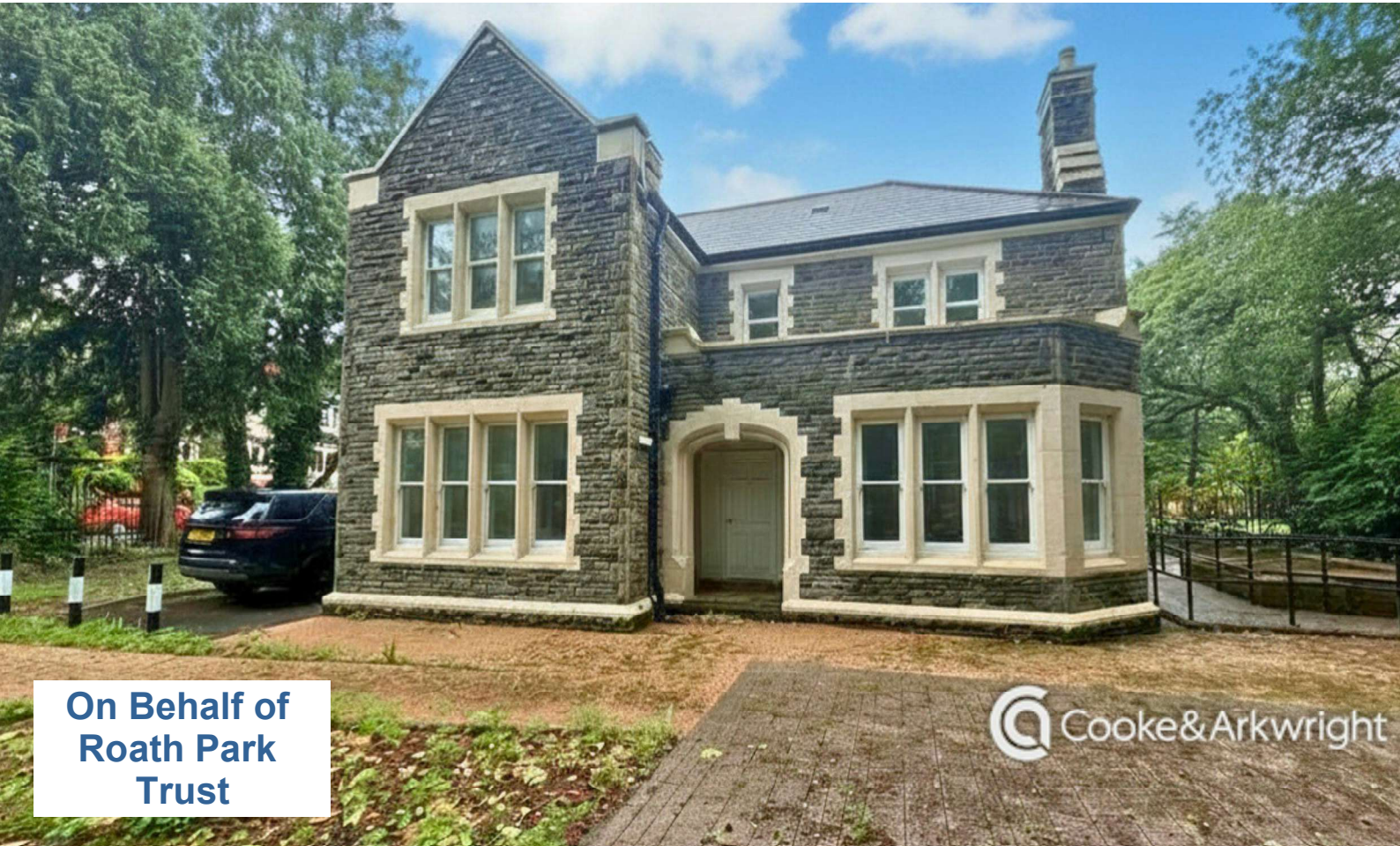




**On Behalf of
Roath Park
Trust**

 **Cooke & Arkwright**

Roath Park House

Roath, Cardiff, CF23 5ER

UNIQUE A3 OPPORTUNITY In the Heart of Roath Pleasure Gardens

1,220 sq ft
(113.34 sq m)

- Available to let on new lease terms
- Informal tender deadline: 28th August 2026
- Unique opportunity in affluent area - Roath Pleasure Gardens
- Extensive outside area
- Parking available (5 Spaces)
- Other uses considered - subject to planning

Roath Park House, Roath, Cardiff, CF23 5ER

Summary

Available Size	1,220 sq ft
Rent	Inviting offers by way of informal tender.
Rates Payable	£5,647.50 per annum
Rateable Value	£11,250
Service Charge	N/A
VAT	To be confirmed
Legal Fees	A contribution of £1200 towards Landlord's legal fees.
EPC Rating	Upon enquiry

Description

Roath Park House comprises a recently refurbished detached property arranged over ground and first floor levels. The accommodation is predominantly open plan, with excellent levels of natural light throughout. The property also benefits from on-site parking and extensive landscaped surroundings. The premises benefit from A3 planning use and is well suited to a range of alternative uses, subject to the necessary planning consents.

Location

Roath Park House is situated in a prominent and well-established position within Roath. The property benefits from direct gated access into Roath Pleasure Gardens and is located in close proximity to Roath Park. The surrounding area is predominantly residential, supported by a range of local amenities and strong public transport links, offering convenient access to Cardiff City Centre and the wider area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	636	59.09
1st	584	54.26
Total	1,220	113.35

Viewings

Viewings are strictly by appointment only sole Agents Cooke & Arkwright.

Terms

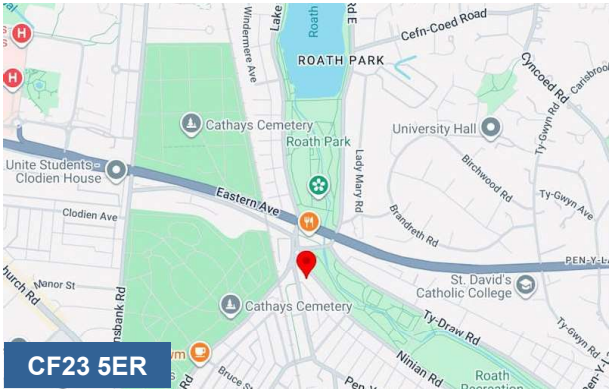
This property is available via a new lease, terms to be agreed.

Tender Deadline 28th August 2026

Our client is seeking expressions of interest by way of informal Tender Process by the 28th August. All offers are to be submitted via email to seb.branfield@coark.com

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations the tenant will be required to provide statutory proof of identity at the point of agreement of heads of terms.



Viewing & Further Information



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