

# INVESTMENT OPPORTUNITY FOR SALE/TO LET

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Cardiff  
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**8 TUDOR STREET  
RIVERSIDE  
CARDIFF  
CF11 6AF**

- \*Freehold with Vacant Possession  
Shop and Three One Bed Flats
- \*Convenient to City Centre

**Contact: 029 2062 1162**

## LOCATION

The property is located in a prominent position on the north side of Tudor Street within walking distance of Cardiff City centre, the mainline railway station, bus station, Millennium leisure complex/multi screen cinema and shopping pitch of St Mary Street.

The area is one of mixed commercial and residential use with convenience/service orientated retail provision sitting alongside the more recent residential developments of Century Court and Millennium View.

The office blocks of St Davids House and Southgate House are situated in adjacent Wood Street, across the river Taff, opposite the bus station.

## DESCRIPTION

The property comprises of a three storey traditionally constructed Victorian building converted to retail use on the ground floor with display frontage, storage to the rear and a basement.

The first and second floors have been converted to a high standard to create three individual residential one bedroomed flats, accessed separately from the shop, and ideal for letting out.

There is a two storey coach house to the rear, with lane access, and which represents a separate refurbishment opportunity.

## ACCOMMODATION

The property consists of the following accommodation measured on a net internal areas basis;

Shop width : 4.16m (13' 8")  
Shop depth : 8.10m ( 26' 7")

Ground Floor Shop: 33.35sq m ( 359 sq ft)  
Storage: 24.34sq m ( 262 sq ft)

First Floor Flat 1: 25.45sq m ( 274 sq ft)

First Floor Flat 2 : 28.70sq m ( 309 sq ft)

Second Floor Flat 3 : 31.02sq m ( 334 sq ft)

Coach House : 66.14sq m ( 712 sq ft)

**TOTAL : 209sq m (2,250sq ft)**

Room dimensions are available upon request.

## PRICE

The property is available freehold with vacant possession at a figure of **£275,000**.

## RENT

Alternatively the retail unit is available to let at a price of **£8,000 per annum**, exclusive of VAT, rates and outgoings on flexible terms.

## RATES

The ground floor shop listed as 'Shop and Premises' with a Rateable Value of £3,600.

## LEGAL COSTS

Each party will be responsible for their own costs.

## VIEWINGS

Strictly by prior arrangement with Sole Agents, Burnett Davies. For further information please contact the Agency Team at:

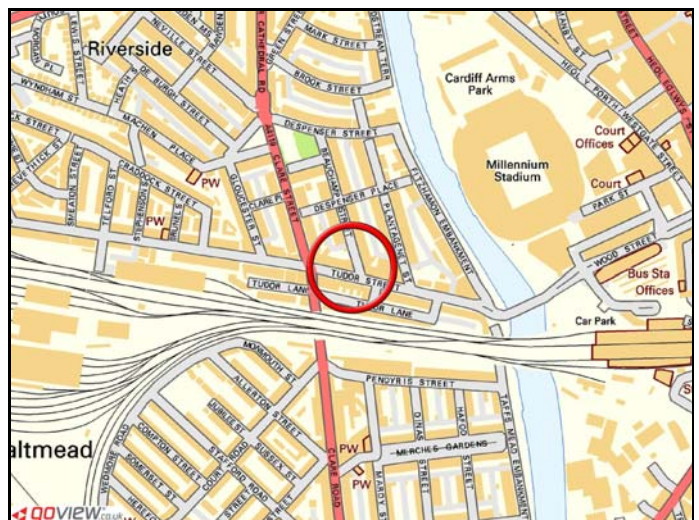
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Subject to contract and availability



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It is recommended that prospective purchasers and lessors make their own enquiries to establish the VAT implications prior to entering into any agreement.