

FOR SALE

GROUND FLOOR RETAIL (WITH RESIDENTIAL ABOVE)

185.05 SQ.MT (1,992 SQ.FT)

**burnett
davies**

Chartered Surveyors

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**35 SPLOTT ROAD
SPLOTT
CARDIFF
CF24 2BU**

Particulars

Contact: 029 2062 1162



LOCATION

The property is located on the east side of Splott Road in a parade of shops occupied by a variety of convenience retailers, local businesses and service providers including a café, electrical outlet, dentist and doctors surgery, garden shop and a branch of the National Westminster Bank.

Ladbrokes betting office, a florists, coffee shop/bakery, the Post Office and a Co-op Welcome store trade nearby.

The retail pitch of Clifton Street is situated to the north and Cardiff city centre is located approximately 1.5 miles to the west via Newport Road.

DESCRIPTION

The two storey traditionally built property comprises a ground floor lock up shop let on a four year lease at a rent of £6,000 per annum.

A residential flat is situated on the first floor with rear access, separate from the shop. It is centrally heated and comprises four rooms, kitchen and bathroom.

The unit also benefits from a garage to the rear, which could be converted, subject to planning.

ACCOMMODATION

The property provides the following on a net internal basis:-

	SQ.MT	(SQ.FT)
Ground Floor		
Sales	75.43	(812)
Stores	6.69	(72)
External Stores	49.79	(536)
First Floor		
Residential	53.14	(572)
TOTAL	185.05	(1,992)

PRICE

Purchase Price - £170,000, exclusive.

RATES

The Local Authority describes the property as 'Shop and Premises' with a Rateable Value of £7,200. Rates payable are therefore £3,081.60 for the year 2011/2012.

VAT

VAT will be charged where applicable.

ENERGY PERFORMANCE

The property has an energy performance certificate rating of B. By comparison 'A' is very efficient and 'G' least efficient. A copy of the certificate is available upon request.

LEGAL COSTS

Each party to bear their own cost incurred in this transaction.

VIEWINGS

Strictly by prior arrangement with Sole Agent. For further information please contact;

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Subject to contract and availability.



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