

# ATTRACTIVE & WELL LOCATED OFFICE INVESTMENT

**burnett  
davies**

Chartered Surveyors

## 187.47 SQ.MT (2,018 SQ.FT)

# SALE & LEASE BACK

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## 2 PARK COURT MEWS PARK PLACE CARDIFF CF10 3DQ

# Particulars

Contact: 029 2062 1162



**LOCATION**

The property is located just off Park Place, close to its junction with Boulevard de Nantes and Dumfries Place, in an established office location in within walking distance of Cardiff City centre.

To the north and west of the location lies the civic centre, law courts and university and to the east and south the City's central business district. Beyond this lies Queen Street, the City's primary retail pitch, which accommodates most of the UK's multiple retailers and service providers.

**DESCRIPTION**

Park Court Mews is a relatively new development of purpose built offices within a parade of four in a mews layout.

The exterior has decorative brick and stone elevations and is arranged internally over three floors with stair access, a tea point on the ground and top floors and toilet facilities on the upper floor landings.

The accommodation has good natural light front and rear and the space has recessed ceiling lighting, double glazing and is carpeted. Heating is provided by way of electric night storage heaters.

There is pedestrian access to the front and rear of the building and there are two undercroft parking spaces accessed from the rear lane.

**ACCOMMODATION**

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

	<b>SQ.MT</b>	<b>( SQ.FT)</b>
Ground	47.56	( 512)
First	67.82	( 730)
Second	72.09	( 776)
<b>TOTAL</b>	<b>187.47</b>	<b>( 2,018)</b>

**RATES**

The property is listed as 'Offices and Premises' and has a Rateable Value of £23,500 per annum. Rates payable for the year 2009/10 are therefore £11,491.50 per annum.

**TERMS**

The property is for sale freehold and subject to a new lease producing an income of £30,000 per annum. The tenants are to be the existing occupants Messrs De Maid who are a well known and established firm of criminal solicitors.

**PRICE**

**£420,000**, exclusive for the freehold, equating to a yield of 7%.

**LEGAL COSTS**

Each party will be responsible for their own legal fees incurred in the transaction.

**VIEWINGS**

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

**Burnett Davies**  
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Subject to contract and availability.

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Please note that VAT may be added to any sale price or rent quoted.

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