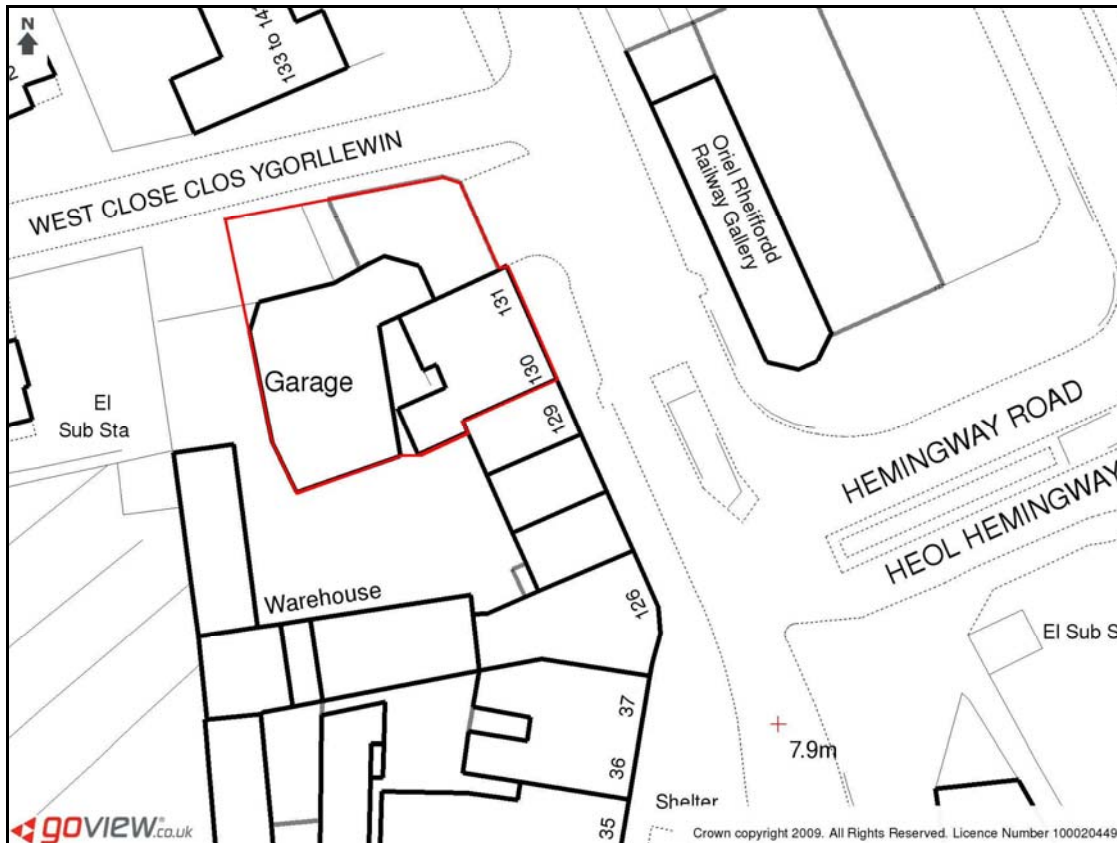


DEVELOPMENT OPPORTUNITY**FOR SALE**

21 Penline Road,
Whitchurch,
Cardiff
CF14 2AA

Tel: 029 2062 1162
Fax: 029 2062 1141

Email: enquiries@burnettdavies.com
www.burnettdavies.com

**130-132 BUTE STREET
CARDIFF
CF10 5LF**

WITH PLANNING CONSENT FOR:
42 INDIVIDUAL OFFICE SUITES
OR
43 RESIDENTIAL APARTMENTS

Contact: 029 2062 1162

LOCATION

The site is located on the south side of the junction of West Close and Bute Street, close to Cardiff Bay railway station.

It is just to the north of Mount Stuart Square and is overlooked by the millennium centre to the south east.

The area is primarily residential to the north and commercial to the south making the property suitable for both commercial and residential development.

DESCRIPTION

The property comprises a former office building and adjoining garage that occupy a site of approximately 0.168 of an acre.

Planning permission has been granted for the demolition of the existing buildings for re-development.

One consent permits the construction of a 5 storey commercial development containing 42 individual office suites including parking and ancillary facilities. The other consent permits the building for a 5 storey residential development containing 43 apartments including parking and ancillary facilities.

Further details together with copies of planning permissions and plans are available on request from interested parties.

TERMS

The property is for sale freehold with vacant possession

PRICE

Offers invited are invited for the freehold.

LEGAL COSTS

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

VIEWINGS

Strictly by prior arrangement with Sole Agent:

Burnett Davies
21 Penlline Road
Whitchurch
Cardiff
CF14 2AA

Tel: 029 2062 1162

Fax: 029 2062 1141

Email: agency@burnettdavies.com

Subject to contract and availability.



Artists Impression

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- (2) All information in these particulars is provided in good faith and is believed to be correct at the date of issue. However the accuracy of such information cannot be guaranteed and any error, omission or misdescription shall not annul the sale or be grounds on which compensation may be claimed. Accordingly intending purchasers or lessees must satisfy themselves by inspection, enquiry or otherwise as to the correctness of each of the statements contained in these particulars. No liability is accepted for any travelling or other expenses incurred by applicants in viewing assets that may have been sold, let or withdrawn.
- (3) The vendor does not make or give, nor are the partners or staff of Burnett Davies & Co. authorised to make or give, any representations or warranties whatsoever in relation to the assets.

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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.