

# MIXED RETAIL & RESIDENTIAL INVESTMENT OPPORTUNITY

PARTLY SECURED BY CARDIFF COUNTY  
COUNCIL AS TENANTS

## FOR SALE

**burnett  
davies**

Chartered Surveyors

21 Penline Road,  
Whitchurch,  
Cardiff  
CF14 2AA

Tel: 029 2062 1162  
Fax: 029 2062 1141

Email: [enquiries@burnettdavies.com](mailto:enquiries@burnettdavies.com)  
[www.burnettdavies.com](http://www.burnettdavies.com)



**183-187 PENARTH ROAD  
CARDIFF  
CF11 6JW**

**\*4 INCOME GENERATING FLATS\*  
\*QUALITY COMMERCIAL COVENANT\***

**Contact: 029 2062 1162**



**Particulars**

## LOCATION

The property is prominently located on Penarth Road on its junction with Corporation Road.

Penarth Road is a main thoroughfare into the City centre.

Adjoining occupiers include Tesco as well as a variety of independent traders.

## DESCRIPTION

The property comprises a ground floor commercial property let to Cardiff City Council Estates Department.

The remainder of the property comprises 4 income generating flats. The property also benefits from planning consent for a further 2 flats, for which work has commenced. Details of the planning consent are available upon request.

## TERMS

The property is for sale freehold with the benefit of the lease to Cardiff County Council and 4 AST's.

## INCOME

We are advised that the property generates in the region of £35,000 per annum, equating to a yield of 9%

The flats achieve between £300 and £425 per month, equating to £17,400 per annum.

The lease to Cardiff County Council achieves £18,000 per annum on a ten year lease with a rent review after five years.

Planning consent has been granted to extend two further flats in the building.

## PRICE

**£390,000** exclusive for the freehold.

## VAT

To be confirmed.

## 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;

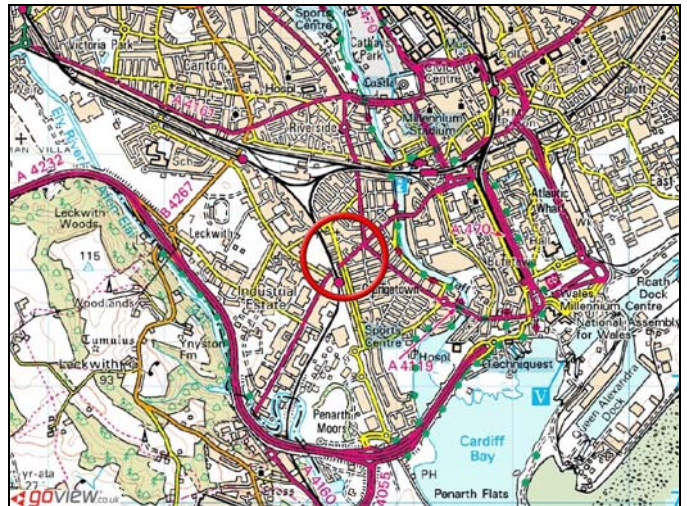
**Burnett Davies**  
**21 Penline Road**  
**Whitchurch**  
**Cardiff**  
**CF14 2AA**

**Tel: 029 2062 1162**

**Fax: 029 2062 1141**

**Email: [agency@burnettdavies.com](mailto:agency@burnettdavies.com)**

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.