

**RESIDENTIAL INVESTMENT
WITH FURTHER DEVELOPMENT POTENTIAL**

FOR SALE

21 Penline Road,
Whitchurch,
Cardiff
CF14 2AA

Tel: 029 2062 1162
Fax: 029 2062 1141

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



**THE WHITE LION
COWBRIDGE ROAD WEST
CARDIFF
CF5 5BS**

***10 INCOME GENERATING FLATS*
*WITH PLANNING CONSENT FOR 5 FLATS***

Contact: 029 2062 1162

Particulars

LOCATION

The property and development site is located in a prominent position on Cowbridge Road West, close to the parade of shops including a convenience store, various hot food takeaways and other independent retailers.

DESCRIPTION

The site comprises a substantial former public house which has been converted into ten residential flats.

There is an adjoining plot to the rear of the property which has planning consent for four 2 bedroom flats and one 1 bedroom flat.

ACCOMMODATION

The property provides the following gross area:-

	Current Rent pcm	Expected Rent pcm
Flat 1 (2 bed)	£395	
Flat 2 (2 bed)	£325	
Flat 3 (2 bed)	£425	
Flat 4 (2 bed)	£425	
Flat 5 (2 bed)	£395	
Flat 6 (3 bed)	£300	
Flat 7 (2 bed)	£370	
Flat 8 (2 bed)	£425	
Flat 9 (2 bed)	£395	
Flat 10 (2 bed)	-	£425

Current Total income: **£41,460**
 Total achievable income: **£46,560**

TERMS

The property is offered for sale with the occupied units held under Assured Shorthold Tenancy agreements.

INCOME

We are advised that the property, when fully let, generates an income in the region of **£46,560 per annum**.

PRICE

£650,000, 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;

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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.