

SUBSTANTIAL FREEHOLD PROPERTY

412 SQ.MT (4,439 SQ.FT)

FOR SALE

**burnett
davies**

Chartered Surveyors

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Whitchurch,
Cardiff
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**98 NEVILLE STREET
RIVERSIDE
CARDIFF
CF11 6LS**

Particulars

Contact: 029 2062 1162



LOCATION

The property is located on the prominent corner location of Neville Street and Lower Cathedral Road. It is within close proximity to Cardiff City Centre and the central bus and railway station.

DESCRIPTION

The property is presently used as a commercial hostel with 10 bedrooms.

The ground floor comprises of a fitted commercial kitchen, bar with residential licence, lounge, dining area and laundry provision.

The bedrooms, male and female bathroom and WC facilities are located over first and second floors.

ACCOMMODATION

The property comprises of the following areas measures on a Net Internal basis;

	SQ.MT	(SQ.FT)
Ground Floor	181.70	(1,955)
First Floor	142.40	(1,532)
Second Floor	88.50	(952)
TOTAL	412.60	(4,439)

TERMS

The Freehold is available with vacant possession.

PRICE

Offers in the region of **£475,000** for the Freehold interest.

RATES

The unit is currently listed as 'Hostel and Premises' with a Rateable Value of £10,750. Rates payable for 2011/12 are therefore £4,601.00.

VAT

VAT will be charged where applicable.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VIEWINGS

For further information, please contact;

Burnett Davies
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Subject to contract and availability.



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