

FREEHOLD

FOR SALE

252.67 SQM (2,720 SQFT)

**burnett
davies**

Chartered Surveyors

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**174 – 176 PENARTH ROAD
GRANGETOWN
CARDIFF
CF11 6NL**

Particulars

Contact: 029 2062 1162



LOCATION

The property is located towards the middle section of Penarth Road between the junctions of Sloper Road / Clive Street and Clare Road / Corporation Road approximately a quarter of a mile west of Cardiff City centre.

The surrounding area is home to a number of national retailers to include IKEA, ASDA, Next and Marks and Spencer alongside the new football and rugby stadium off Sloper Road.

The location is convenient for the A4232 dual central link road which connects up with J33 of the M4 motorway a few miles north.

DESCRIPTION

The property comprises a double display fronted retail unit with extensive sales area behind number 174. There is a basement sales area to 176 with potential for number 174 and further sales on both the first and attic floors.

The property is attractively presented with stair access to each floor level. Staff facilities are located on the ground floor and all mains services are connected.

ACCOMMODATION

The property provides the following areas:-

	SQ.MT	(SQ.FT)
Basement	12.91	(139)
Ground Front	71.07	(765)
Ground Rear	81.56	(878)
First Floor	57.13	(615)
Attic Floor	30.00	(323)
TOTAL	252.67	(2,720)



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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.

TERMS

The property is available freehold with vacant possession.

GUIDE PRICE

£150,000+ unless sold before auction to be held on 12th May 2011.

RATES

The property is described and listed in the rating list as 'Shop and Premises' with a rateable value of £10,250. Rates payable are £4,387.00 for the year 2011/2012.

ENERGY PERFORMANCE CERTIFICATE

Awaiting assessment.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWINGS

Strictly by prior arrangement with Joint Agents;

Burnett Davies
21 Penlline Road
Whitchurch
Cardiff
CF14 2AA

Tel: 029 2062 1162
Email: agency@burnettdavies.com

Joint Agents;
 Paul Fosh Auctions
 Tel: 01633 254 044

Subject to contract and availability.