

# FOR SALE Prime City Centre Part Investment/ Development opportunity

289.96 sq.m. (3,121 sq.ft.)



# 8 Museum Place, Cardiff City Centre. CF10 3BG

- 3-4 Storey Bay Fronted Property
  - Popular City Centre Location
- May be suitable for a variety of uses subject to the necessary consents

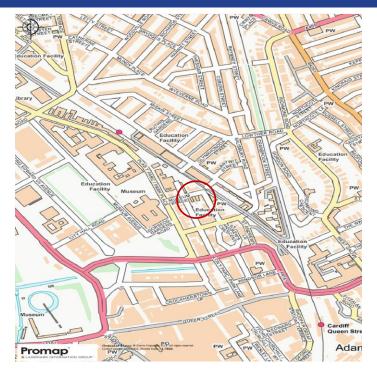
# Freehold Asking Price - £525,000

mgy.co.uk

Tel: 029 2046 5466 Web: www.mgy.co.uk

Sales • Land & New Homes • Rentals • Property Management • Valuation & Surveys • Commercial

# 8 Museum Place, Cardiff City Centre. CF10 3BG



### LOCATION

Museum Place is situated Cardiff City Centre and is accessed off Park Place.

The property is within walking distance of Cardiff City Hall, Registry Office, Museum, Queen Street, St David's shopping centres and Cardiff's New Theatre.

Cardiff's Main Central railway station and Queen Street station are within walking distance plus several main bus routes to and from the city.

There is access to the M4 motorway from this property via North Road (A470) and the A48(M).

## **DESCRIPTION**

The accommodation comprises a three storey bay fronted property plus basement, extended out to the rear of the ground floor.

The property has in recent years been utilised as a ground floor art gallery/studio space with offices to the upper floors.

The property may be suitable for a variety of uses subject to the necessary consents.



Internally the offices are fitted with carpet tiled flooring, intercom access, gas central heating and benefit from shared kitchen and W.C. facilities. The property is also alarmed.

## ACCOMMODATION

The accommodation briefly comprises:

BASEMENT	29.36 sq.m. (316 sq.ft.)
GROUND FLOOR Kitchen	130 sq.m. (1,402 sq.ft.)
FIRST FLOOR WC Facility	65.45 sq.m. (703 sq.ft.)
SECOND FLOOR Kitchen	65.15 sq.m. (700 sq.ft.)

## TOTAL APPROXIMATE (NET INTERNAL) AREA

#### **TENURE/TERMS**

Freehold - Subject to the existing short term tenancies.

Further information available on request.

### **ENERGY PERFORMANCE CERTIFICATE**

The subject property has an EPC rating of: **Energy Efficiency Rating** Copy certificate available upon request.

# С.

289.96 sq.m. (3,121 sq.ft.)

#### **RATEABLE VALUE**

It is advised that interested parties make their own enquiries with the Commercial Rates Department on 029 20 871491/2.

## **LEGAL COSTS**

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

# **V.A.T**.

All figures are quoted exclusive of V.A.T. where applicable.

SUBJECT TO CONTRACT AND AVAILABILITY VIEWING STRICTLY BY APPOINTMENT ONLY

# Cardiff Bay 029 2046 5466 13 Mount Stuart Square, Cardiff Bay, Cardiff CF10 5EE

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd n or any one in their employ, or the vendor/lessor, im ply, make or give any representation/warranty whatsoever in relation to this property.