

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

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LOCATION

Museum Place is situated in 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	130 sq.m. (1,402 sq.ft.)
Kitchen	
FIRST FLOOR	65.45 sq.m. (703 sq.ft.)
WC Facility	
SECOND FLOOR	65.15 sq.m. (700 sq.ft.)
Kitchen	

TOTAL APPROXIMATE (NET INTERNAL) AREA

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

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

C.

Copy certificate available upon request.

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**



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