

7-9 Park Road

Radyr | Cardiff | CF15 8DF

A3 Retail/Residential Property | Asking Price Of £575,000



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PROPERTY DESCRIPTION

A superb opportunity to purchase this extended semi-detached investment property in the heart of Radyr, Cardiff. With A3 planning permission (with restrictions) to the ground floor sold with vacant possession, spacious two bedroom maisonette with ground floor entrance (currently tenanted on a month by month basis), spacious rear garden and detached single garage. Parking to front and side. For further information please contact our Radyr branch on 02920 842124.

- **Tenure** Freehold
- **Viewing Arrangements** Strictly by Appointment

LOCATION

The property is situated in the sought after Radyr area of Cardiff which is well served by amenities. These include a parade of shops, golf and tennis clubs, doctors and dentists surgeries, optician, restaurant, two good primary schools and a comprehensive school. There is also a train station and regular bus service to and from the city centre.

GROUND FLOOR RETAIL

Area: 917 sq.ft.

Sold with vacant possession and A3 planning permission (with restrictions) for restaurant/café (planning no: 12/01857/DCO). Expected rental income is approximately £20,000-£22,000pa. Paved forecourt with disabled access to front elevation. Entered via glazed double doors into front retail space. Hardwood shop front with two feature windows to front. Solid oak wood flooring. uPVC double glazed French doors and matching side windows to rear garden. Light and power. Opening to inner hallway leading to kitchen and toilet (with disabled access).

KITCHEN

Fully fitted kitchen with uPVC double glazed window to side plus external door to side driveway. Light, power and water supply. Extractor fan.

WC

Sliding door. Low level WC and wall mounted wash hand basin. uPVC double glazed bay window to side.

REAR GARDEN

Paved outdoor seating area. A deceptively long rear garden with a variety of mature hedges, shrubs and fruit trees. Boundary fence.

SINGLE GARAGE/PARKING

Up and over single garage door. Long block paved driveway to side leading to garage and access to rear of property, plus additional parking to front.

FIRST FLOOR FLAT

Area: Sq.ft. TBC

A self contained, two bedroom first floor maisonette accessed via door to side on the ground floor.

Hallway with cupboard and stairs leading to first floor landing with doors to all rooms. Expected rental income approximately £875pcm-£925pcm. Accommodation briefly comprising hallway, lounge, kitchen, utility room, two bedrooms and bathroom. Currently tenanted on a month by month tenancy agreement.

RATEABLE VALUE

Our inspection of the rating list shows the following assessment for the retail unit:

Rateable Value £10,000

Rates Payable (2021/2022) £ 5,350

(The current Rateable Value of the property is for the period 2021/22 and is based on UBR multiplier of 0.535p)

Please be aware we strongly advise all interested parties that they must rely on their own enquiries of the Local Authority on 029 2087 1491/2 to confirm the above figures and in some instances some relief may be applied.

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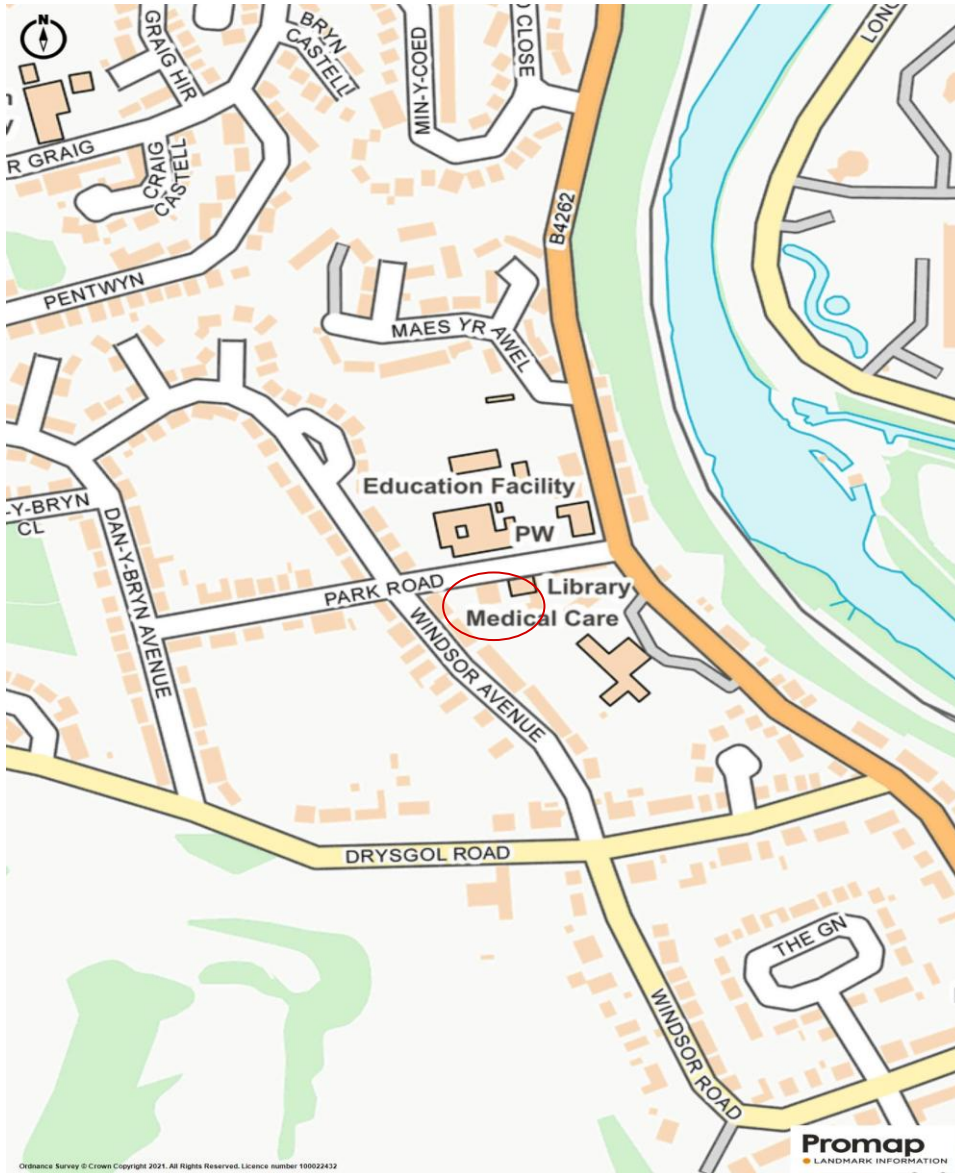
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VAT

Not applicable.

LEGAL COSTS

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



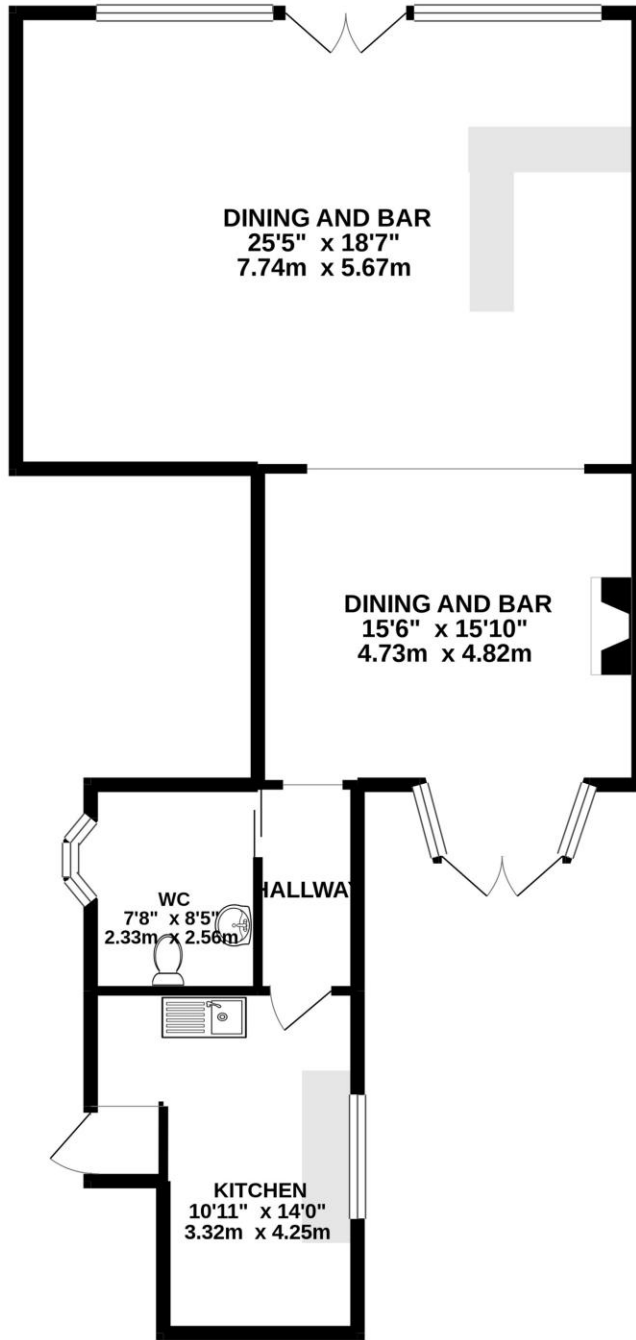


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FLOORPLANS



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	68 D
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 917 sq.ft. (85.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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