

FOR SALE
FREEHOLD INVESTMENT OPPORTUNITY
A3 RESTAURANT/RETAIL UNIT WITH
UPPER FLOOR OFFICE/FUNCTION ROOM/STORAGE



155 Cowbridge Road East, Canton, Cardiff. CF11 9AH

- PROMINENT POSITION TO SUBURBAN HIGH STREET BEING A MAIN ARTERIAL ROUTE (A4161)
- WHOLE BUILDING LET ON A 10 YEAR LEASE(WITH 5 YEARS REMAINING)
- UPPER FLOORS PROVIDING FUNCTION ROOM, OFFICES AND STORAGE SPACE
- REAR ACCESS TO A GATED GRAVELLED YARD/PARKING AREA VIA WYNDHAM PLACE

Price £250,000

155 Cowbridge Road East, Cardiff. CF11 9AH



LOCATION

Cowbridge Road East (A4161) is primarily put to Commercial use with a mix of national and local occupiers.

The subject property is located to the eastern end of Cowbridge Road East within close proximity to its junctions with Wyndham Crescent(B4267) and Kings Road (B4267). The property benefits from main road shop frontage to Cowbridge Road East. Other occupiers within the vicinity include Principality Building Society, HSBC, Natwest, Tesco, Wetherspoons, and the British Heart Foundation. Also within walking distance of the subject property are Cardiff City Centre, Cardiff Castle, Sophia Gardens, The Welsh Institute of Sport, Cardiff Rugby Club, The Millennium Stadium, Cardiff Central Railway and Bus Station.

DESCRIPTION

A 3-storey mid terraced mixed use Freehold investment property comprising of a ground floor A3 retail/restaurant unit with rear parking/yard area (trading as Bread and Salt restaurant) plus two upper floors providing a private function room, office space and storage plus W.C. Facilities.

The retail unit is currently let to an established restaurant on a 10 year lease from 2018 at £16,000pax.

ACCOMMODATION

The accommodation briefly comprises:

Ground Floor

Retail Unit 129.33 sq m (1,392 sq ft)
(Measurement includes restaurant seating area, bar, kitchen, preparation area and stores)

First Floor

Front Room 1/Function Room 21.2 sq m (228 sq ft)
Middle Room 2/Office/Storage Area 23.64 sq m (254 sq ft)
plus Male & Female WC Facilities

Second Floor

Front Room 3/Office/Storage Area 21.88 sq m (236 sq ft)
Middle Room 4/Office/Storage Area 13 sq m (140 sq ft)

TOTAL AREA 208.97 SQ.M. (2,249 SQ.FT.)

TENURE/TERMS

Freehold - Subject to the existing 10 year lease from 2018 at £16,000pax with a rent review due October 2023. Further information available upon request.

ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of:

Energy Efficiency Rating

86/D

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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