

FOR SALE
MIXED USE A3 RESTAURANT/RESIDENTIAL
DEVELOPMENT OPPORTUNITY



87 City Road, Cardiff. CF24 3BL

- Corner position with frontage to a busy arterial route
- Planning Consent granted for A3 restaurant/retail unit with
- Suitable for a variety of other uses subject to the necessary consents
 - Highly populated student location

Asking Price Of £600,000

87 City Road, Cardiff. CF24 3BL



LOCATION

City Road is a popular retail area, located within 1 mile to the east of Cardiff City Centre running between Newport Road and connecting with the junction with Albany Road / Crwys Road.

The subject property is located towards the southern end of City Road, in a prominent position on the corner of City Road and Penline Street.

A variety of Shops, Restaurants and Take-Aways operate within the vicinity with both National and Independent Occupiers to include William Hill, Spar and Tesco.

The area is also a thriving hub for the city's university student population, as both residents and visitors.

DESCRIPTION

A corner mixed use property comprising retail unit with upper floors previously used as residential.

The property has frontage to both City Road and Penline Street with the corner glazed frontage opening to the main retail area. There is also further space from the ground to the lower ground floor.

The property currently has planning consent granted for the following:

Remove part of rear ground and construct first floor rear and second floor extensions, converting ground floor from retail to a3 restaurant/take away and upper floors as 4 self-contained flats with external alterations and installation of fume extraction system.

Further detail and plans can be found via the following weblink:

<https://www.cardiffidoxcloud.wales/publicaccess/applicationDetail.s.do?activeTab=documents&keyVal=ZZZXHAECDR015>

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

ACCOMMODATION

The accommodation briefly comprises:

Ground Floor GIA 124.69 SQ.M. (1,342 SQ.FT)
First Floor Unmeasured
(formerly 1-2 bed living accommodation)

TENURE

Freehold

ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of:

Energy Efficiency Rating 108|E

Copy certificate available upon request.

RATEABLE VALUE/COUNCIL TAX

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

LEGAL COSTS

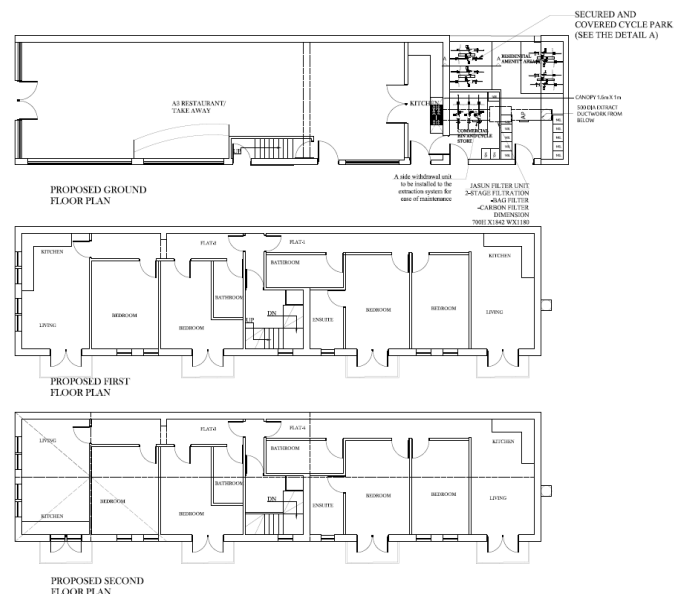
Each party to bear their own legal costs incurred in the transaction.

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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