

3 Radnor Court,
256 Cowbridge Road East,

Cardiff. CF5 1GZ

Asking price



Estate Agents and
Chartered Surveyors

£290,000



Gross Floor Area
171.48 sq.m. (1,846 sq.ft.)

PART OCCUPIED OFFICE INVESTMENT OPPORTUNITY
WITH PARKING

Property Description

A two-storey office suite within a purpose built development with communal courtyard and designated car parking to the rear for 7 vehicles.

The offices benefit from LED Lighting, disabled ramp access, Male & Female W.C & Kitchen/Tea Point facilities.

The unit is currently part (approx. 1,450 sq.ft.) sub - let to an established business on a 5 year lease from June 2022 at £19,400 pax. There is approximately 400 sq.ft. of space available to let.

Tenure Long Leasehold

Energy Efficiency Rating 81 : D

Floor Area Approx 171.48 sq.m.
(1,846 sq.ft.)

Viewing By appointment only

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 frontage to Cowbridge Road East. Other occupiers within the vicinity include Principality Building Society, 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.

Accommodation

The accommodation briefly comprises:

Ground Floor 59.8 sq.m. (644 sq.ft.)
First Floor 111.68 sq.m. (1,202 sq.ft.)

TOTAL AREA 171.48 sq.m. (1,846 sq.ft.)

Tenure/Terms

Long Leasehold (999 years from 29 September 1984) - Subject to the existing 5 year lease from June 2022 at £19,400 pax. Further information available upon request.

Service Charge

A service charge is to be levied with respect to common expenditure. Further information can be made available upon request.

Energy Performance Certificate

The subject property has an EPC rating of:

Energy Efficiency Rating 81 : 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.

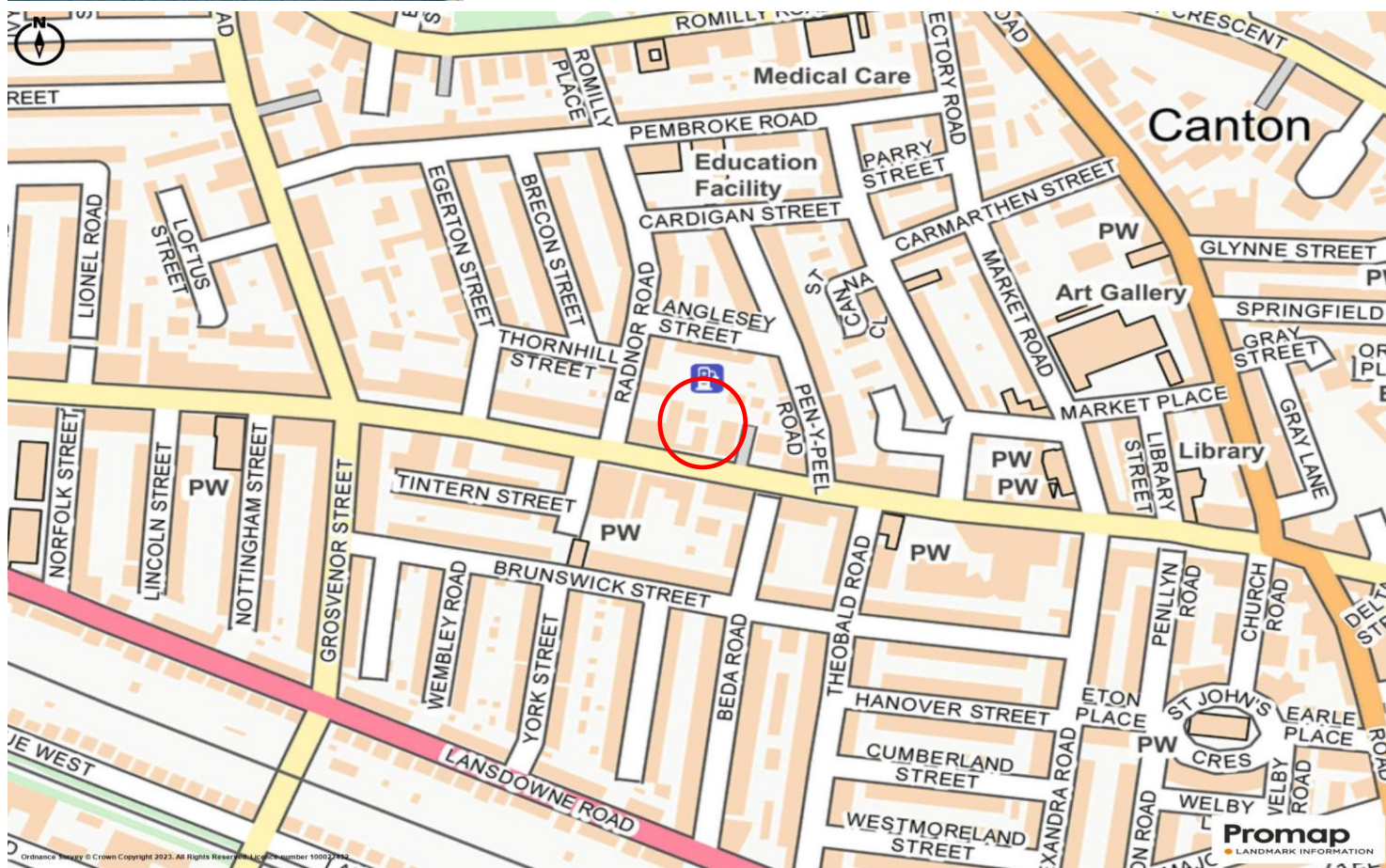
Legal Costs

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

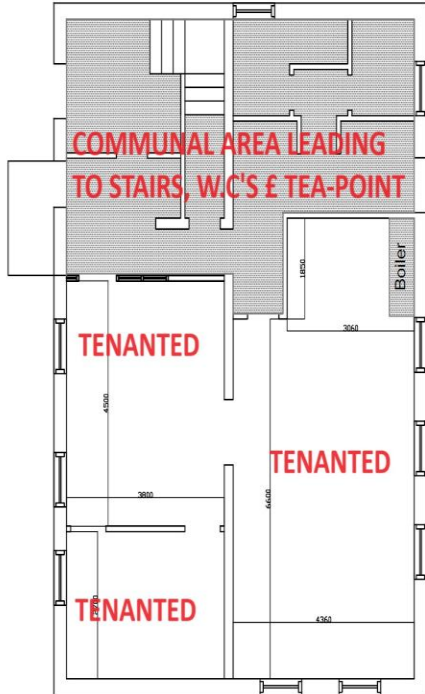
VAT

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

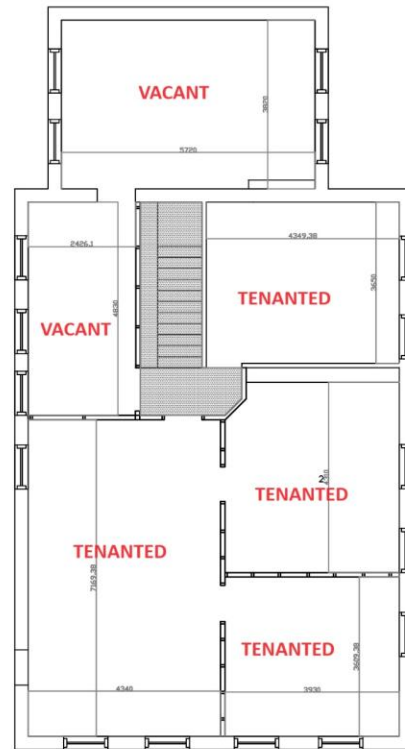
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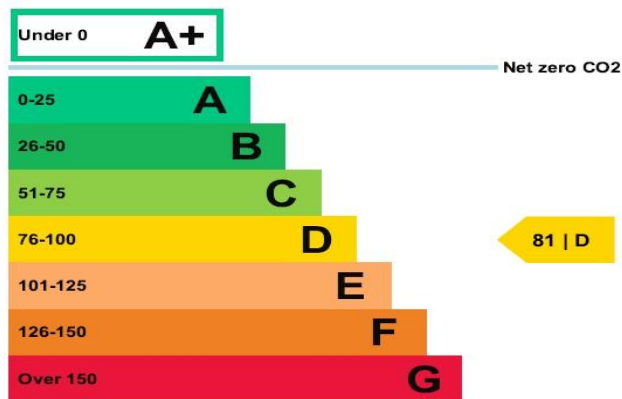
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PLEASE NOTE PLAN IS NOT TO SCALE AND IS FOR IDENTIFICATION PURPOSES ONLY
GROUND FLOOR PLAN - AREAS



PLEASE NOTE PLAN IS NOT TO SCALE AND IS FOR IDENTIFICATION PURPOSES ONLY
FIRST FLOOR PLAN - AREAS



Cardiff 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
 South Glamorgan, CF10 5EE



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