

59 Mount Stuart Square,

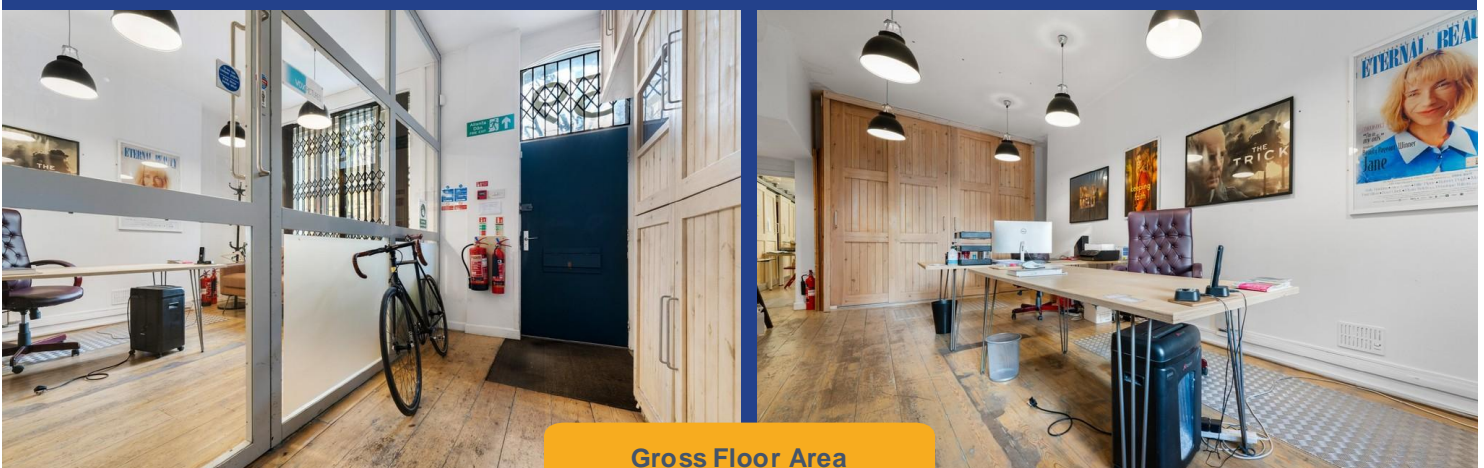
Cardiff. CF10 5LR

Offers Over

£400,000



Estate Agents and
Chartered Surveyors



**Gross Floor Area
147 SQ.M. (1,582 SQ.FT.)**

**SELF-CONTAINED OFFICE BUILDING/
POTENTIAL DEVELOPMENT OPPORTUNITY**

Property Description

This Grade II listed terraced property comprises of three floors of space which have most recently been utilised as office/studio space however the property does lend itself well for other uses to include residential development subject to the necessary consents.

The property has undergone substantial refurbishment to a high specification to include Stripped Timber flooring with painted ceilings and walls.

The property benefits from Reception Area, Gas Central Heating, Air-Conditioning, Security alarm, WC facilities, Kitchen/Tea Point, Stores, and small enclosed yard to rear.

There is 1 parking space available with the unit whilst Mount Stuart Square benefits from on street metered car parking, with the first hour being free of charge.

Tenure Freehold

Energy Efficiency Rating D:98

Floor Area Approx 47 sq.m. (1,582 sq.ft.)

Viewing By appointment only

Location

Mount Stuart Square is situated in the heart of Cardiff Bay

Cardiff Bay is a thriving business community and desirable residential area lying approximately 1 mile south of the City Centre and within walking distance of The Atlantic Wharf Red Dragon Multiscreen Cinema/Restaurants/Leisure complex, Cardiff Bay Railway Station, Welsh Assembly Building, Wales Millennium Centre and Mermaid Quay with its numerous bars and restaurants. The St David's five star Hotel and Exchange hotel are also within the vicinity.

There is swift access to the M4 via the A4232 Link Road.

Accommodation

The accommodation briefly comprises:

Approximate Net Internal Areas:

| | | |
|------------------|------------------|-----------------------|
| Ground Floor | 71.83 sq.m. | (773 sq.ft.) |
| First Floor | 50.97 sq.m. | (549 sq.ft.) |
| Second Floor | 24.11 sq.m. | (260 sq.ft.) |
| Total NIA | 147 SQ.M. | (1,582 SQ.FT.) |

Tenure/Terms

The accommodation is available:

For Sale - Freehold Price £400,000

or may also be available

To Let – Rent £30,000p.a.x. on an Effectively Full Repairing and Insuring basis for a flexible term of years to be negotiated.

Energy Performance Certificate

The subject property has an EPC rating of:

Energy Efficiency Rating D : 98

Copy certificate available on request.

Rateable Value

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

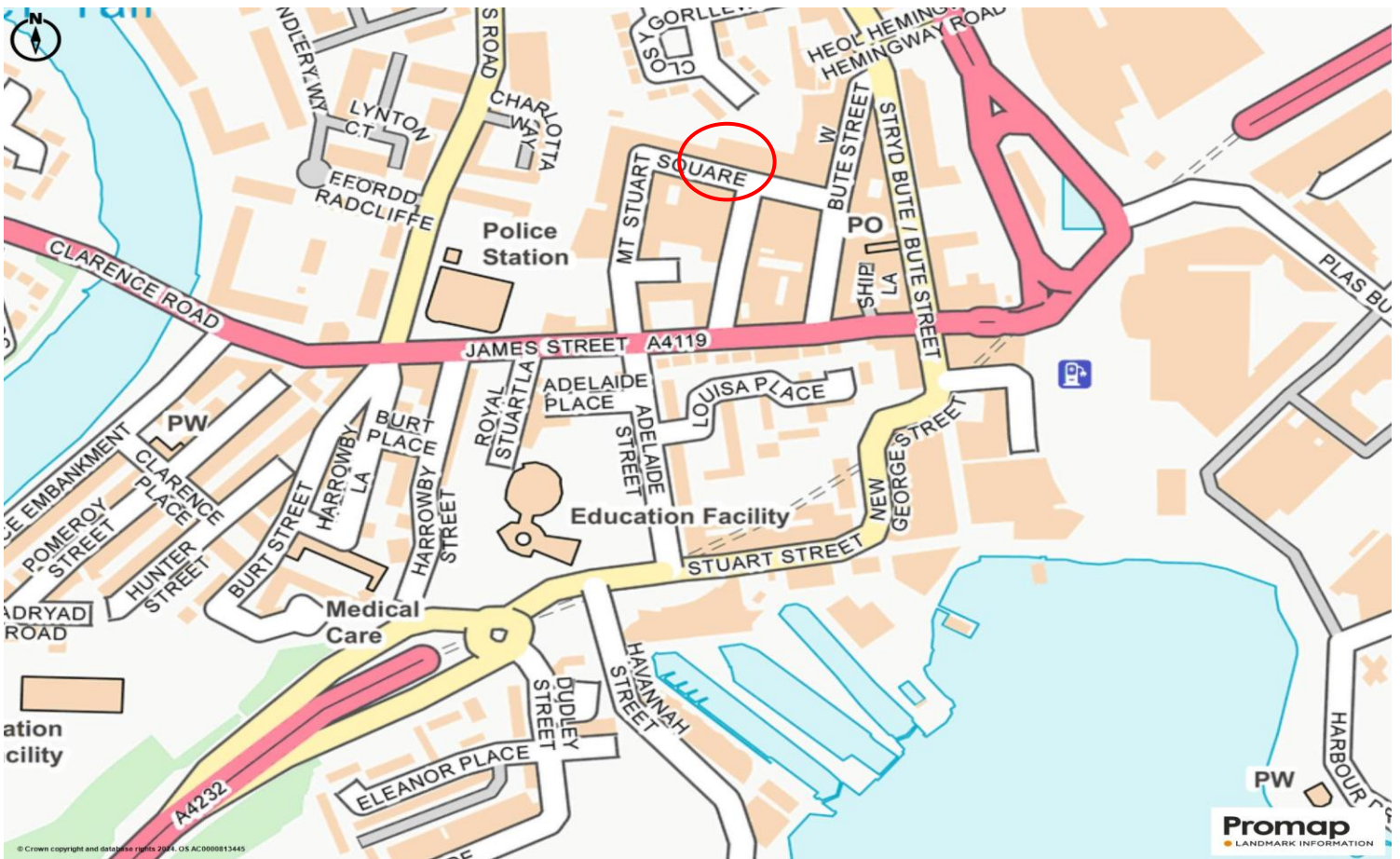
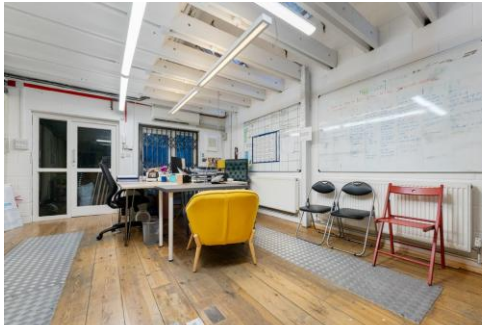
Legal Costs

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

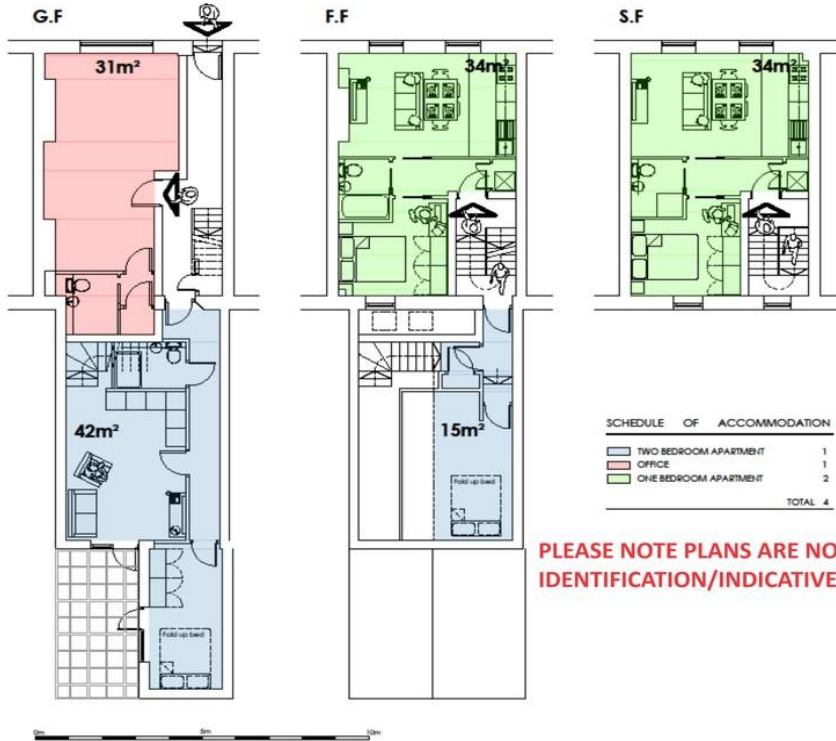
VAT

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

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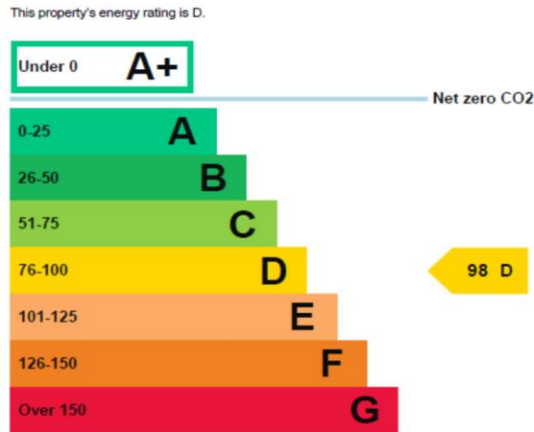
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SCHEDULE OF ACCOMMODATION

| | |
|-----------------------|----------|
| TWO BEDROOM APARTMENT | 1 |
| OFFICE | 1 |
| ONE BEDROOM APARTMENT | 2 |
| TOTAL | 4 |

PLEASE NOTE PLANS ARE NOT TO SCALE AND ARE FOR IDENTIFICATION/INDICATIVE PURPOSES ONLY



Cardiff 029 2046 5466

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



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