

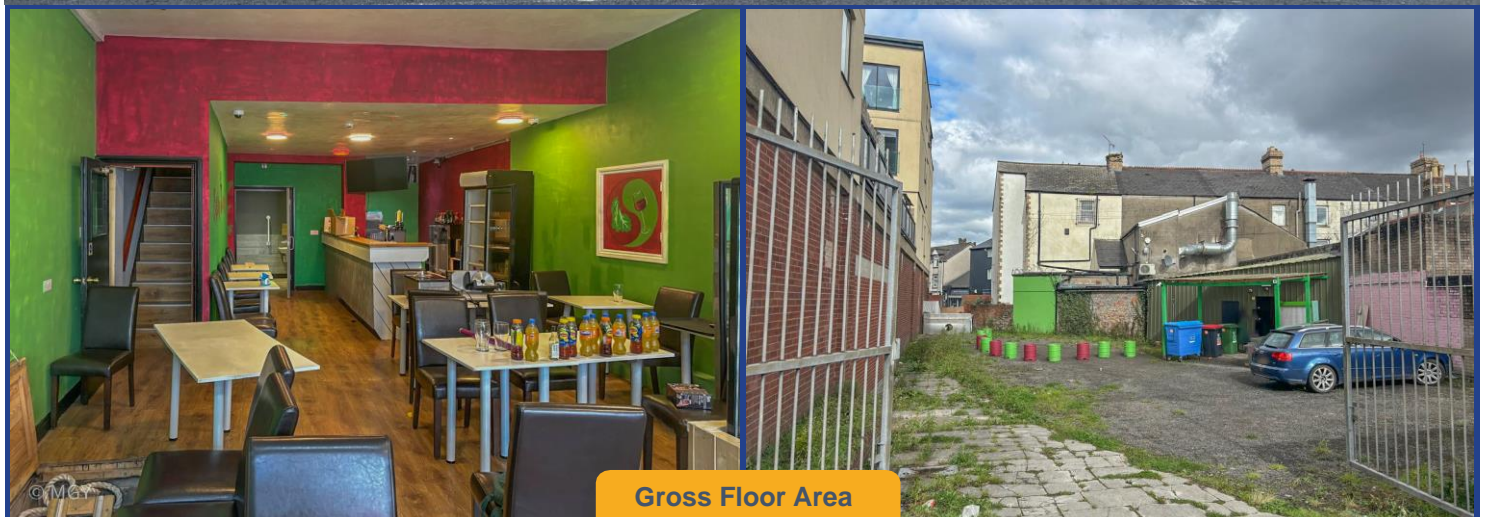
# 161 Cowbridge Road East, Cardiff. CF11 9AH



Estate Agents and  
Chartered Surveyors

Asking price

**£350,000**



## A3 Restaurant/Retail/Development Opportunity

- PROMINENT POSITION TO SUBURBAN HIGH STREET BEING A MAIN ATERIAL ROUTE (A4161)
  - UPPER FLOOR PROVIDING OFFICES AND STORAGE SPACE
- REAR ACCESS TO A GATED GRAVELLED YARD/PARKING AREA VIA WYNDHAM PLACE

# Property Description

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

Tenure

Freehold

Energy Efficiency Rating

C:72

Floor Area Approx

164.23 sqm (1,768 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 shop frontage to Cowbridge Road East.

Other occupiers within the vicinity include Home Bargains, Principality Building Society, Natwest, Tesco, Wetherspoons and Card Factory. 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

### Ground Floor

Restaurant including disabled WC 67.10 sq.m (722 sq.ft)

Kitchen 12.61 sq.m (135 sq.ft)

**TOTAL GROUND FLOOR AREA**  
**79.71 sq.m (858 sq.ft)**

### First Floor

Rear 18.52 sq.m (199 sq.ft)  
Two Ancillary Rooms Total 32.76 sq.m (352 sq.ft)

**TOTAL FIRST FLOOR AREA** 51.28 (552 sq.ft)

### Second Floor

Two Store Rooms Total 33.85 sq.m (364 sq.ft)

**TOTAL SPACE AVAILABLE**  
**164.23 sq.m (1,768 sq.ft)**

## Tenure/Terms

Freehold

## Energy Performance Certificate

The subject property has an EPC rating of:

**Energy Efficiency Rating C : 72**

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

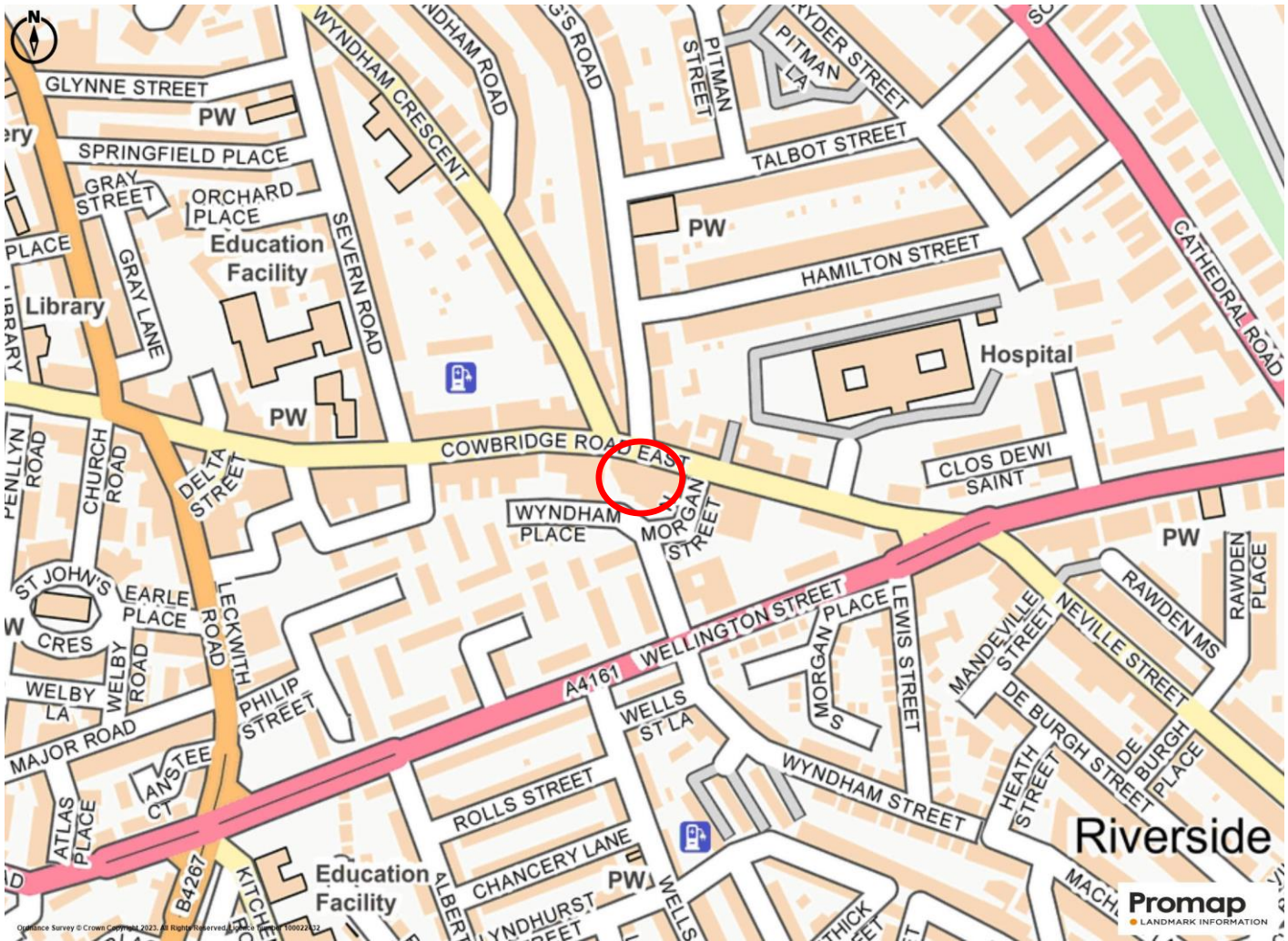
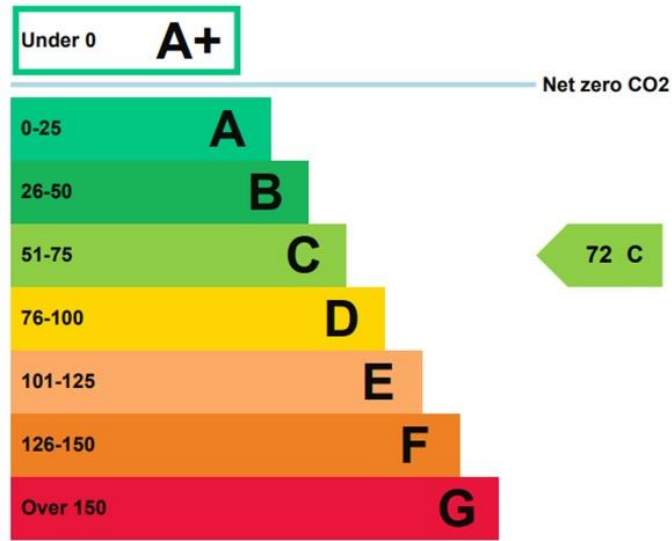
Each party to bear their own legal costs incurred in the transaction.

## VAT

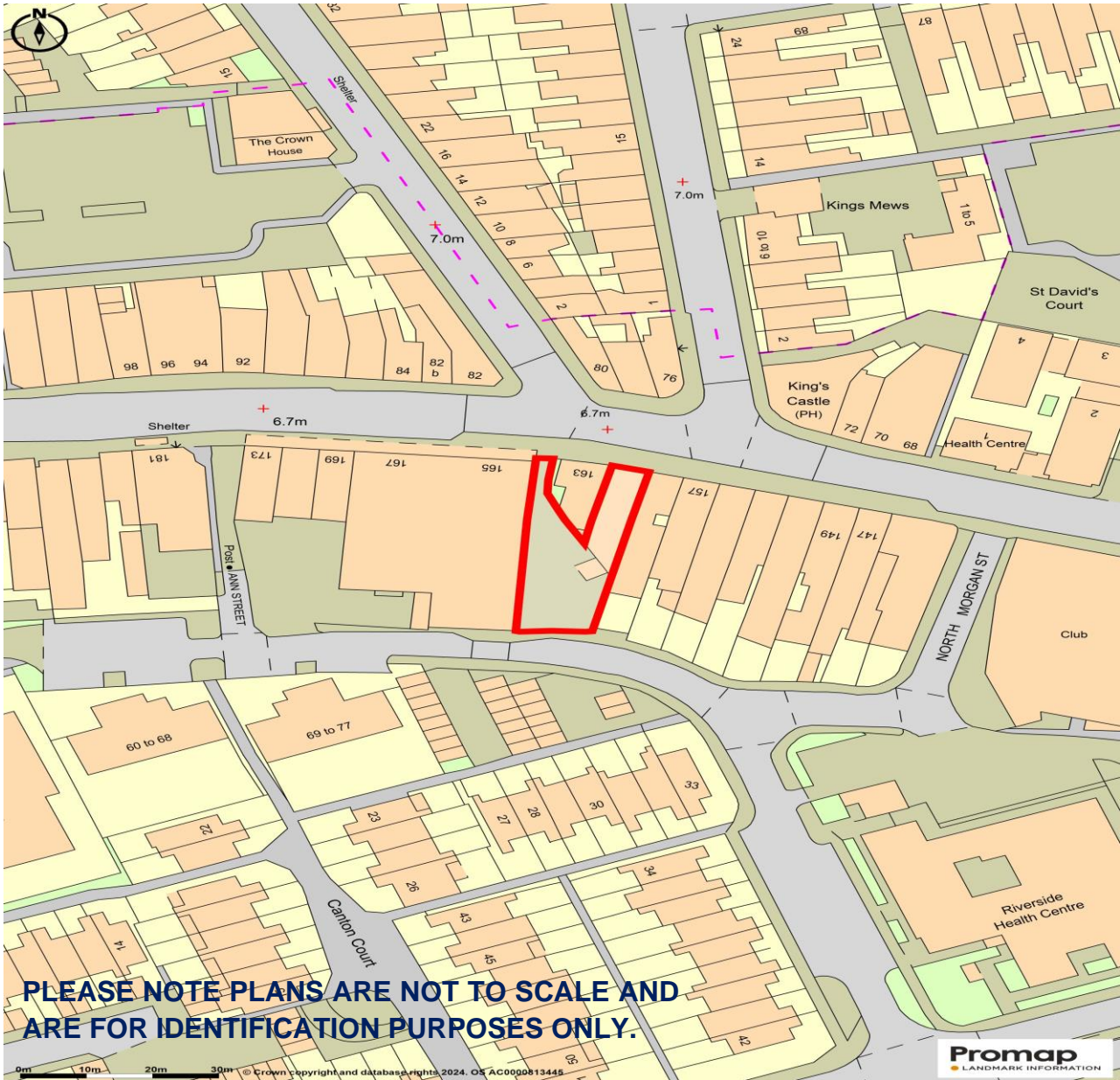
All figures are quoted exclusive of V.A.T. where applicable.

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**PLEASE NOTE PLANS ARE NOT TO SCALE AND  
ARE FOR IDENTIFICATION PURPOSES ONLY.**

**Cardiff 029 2046 5466**

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



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