

TO LET

Former Hotel/Guest House/Retail/Office Property



377-385a Newport Road, Cardiff. CF24 1RN

- MAY BE SUITABLE FOR A VARIETY OF USES SUBJECT TO THE NECESSARY CONSENTS
 - SWIFT ACCESS TO CITY CENTRE/M4 MOTORWAY
 - PROMINENT POSITION TO MAIN ARTERIAL ROUTE
- CURRENTLY UNDERGOING SUBSTANTIAL REFURBISHMENT WHICH IS NEARING COMPLETION

£90,000p.a.x.

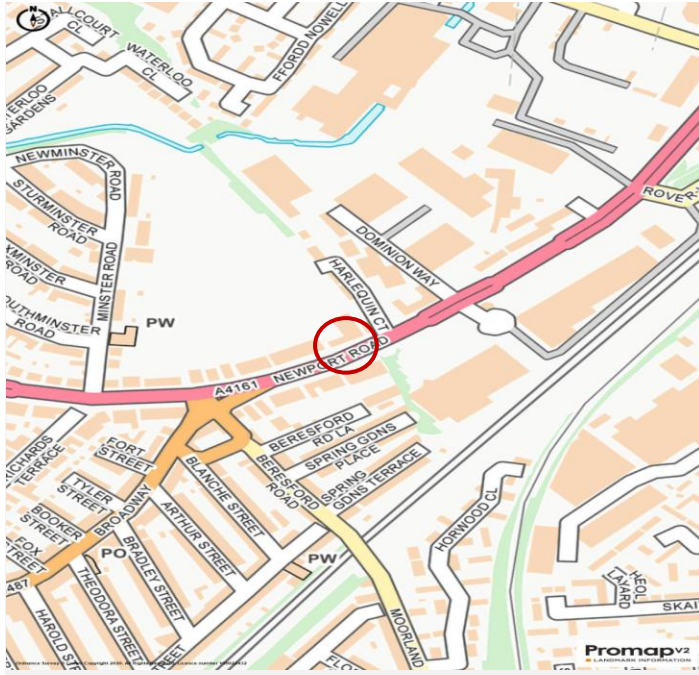
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Former Lynx Hotel, 377-385a Newport Road, Cardiff, CF24 1RN



LOCATION

The property has prominent frontage to the extremely busy Newport Road (A4161) which is a main arterial route leading to and from the city centre. This means there is swift access to both the city centre in the West and the M4 motorway via the A48(M) to the East.

The property is situated to a row of terraced properties close to the city centre within the suburb of Penylan. There is lane access to the rear of the property.

DESCRIPTION

The subject property comprises 4no. 2 storey terraced, 1 no. 2 storey semi-detached, bay-fronted former Victorian dwellings and 1no. 2 storey semi-detached retail/office unit with shop front plus forecourt area.

There is also a gated rear garden/yard/parking area with side lane access plus outbuildings consisting of 2no. shipping containers (1 previously utilised as a cold stores and the other a staff room) and detached garage/storage shed.

The properties benefit from UPVC windows, gas central heating and most of the office/retail accommodation benefits from new suspended ceilings.

The property up until recently has been utilised as a Hostel/Hotel and is currently undergoing substantial refurbishment which is nearing completion.

ACCOMMODATION

No's 377, 379 & 381 comprise of the following accommodation to each property:

Ground Floor 3no. rooms, Kitchen & Shower room.

First Floor 3no. rooms, Bathroom & W.C. facility.

No. 383

Ground Floor 3no. rooms/offices (1 of which is merged with no.385), commercial kitchen leading to cold store/preparation room with door to rear yard area.

First Floor 3no. rooms/offices with bathroom and W.C. facility.

No. 385

Ground Floor (LHS) 2no. rooms/offices (1 of which is merged with no.383)

Ground Floor (RHS) 1no. office adjoining bar/servery area, leading to boiler/laundry room, and stairwell (to first floor rear), behind which are 3no. rooms/offices, plus male & female W.C. facilities. Door to rear yard with dining room off.

First Floor (LHS) 2no. office/rooms

First Floor (RHS) 15no. rooms, (most of which have shower rooms or provisions for the same to be re installed), merged with the first floor of no. 385a

No.385a

Ground Floor Open plan/office/retail area with provisions for W.C./Kitchen/Tea-point facilities to be reinstated to suit requirements.

TENURE/TERMS

The accommodation is available on an Effectively Full Repairing and Insuring basis for a flexible term of years to be negotiated.

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating TBC.

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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