

FOR SALE



12 PARK ROAD
WHITCHURCH
CARDIFF

14 Park Road, Whitchurch
Cardiff CF14 7BQ

T: 029 2062 6252
www.thomashwood.com

INVESTMENT OPPORTUNITY An attractive two storey semi-detached period property offering mixed use on this established parade of shops which include Tesco Express, Lloyd Pharmacy and other successful local businesses. The premises comprises retail unit to the ground floor with a residential two bedroom flat to the first floor, located in the affluent suburb of Whitchurch located approximately 3.5 miles to the north of Cardiff city centre. Situated close to Llandaff North and Coryton train stations and well serviced bus routes.

Internally the ground floor provides a large open plan seating area including kitchen area, gift shop and storage areas. The upper floor is accessed via a single staircase towards the rear of the property. There is rear parking accessed via Foreland Road which provides 4 parking spaces.

ACCOMMODATION

The property provides the following approximate floor areas;

Ground Floor

Seating Area	635 sq. ft (59 sq. m)
Gift Shop Area	142 sq. ft (13 sq. m)
Ground Floor Kitchen	92 sq. ft (9.5 sq. m)
Storage Area	345 sq. ft (32 sq. m)
Storage Room	42 sq. ft (4 sq. m)
External Storage Room	92 sq. ft (9 sq. m)
W.C.	52 sq. ft (5 sq. m)

First Floor Two Bedroom Flat 683 sq. ft (63.5 sq. m)

Total 2,083 sq. ft (195 sq. m)

TENURE This property is understood to be Freehold with vacant possession this will be verified by the purchaser's solicitor.

PRICE Guide £450,000. VAT is not payable on the purchase price.

Rateable Value £19,000 per annum

Rates payable £9,329.00

USE We understand the property benefits from open A3 planning use. Further details on request.

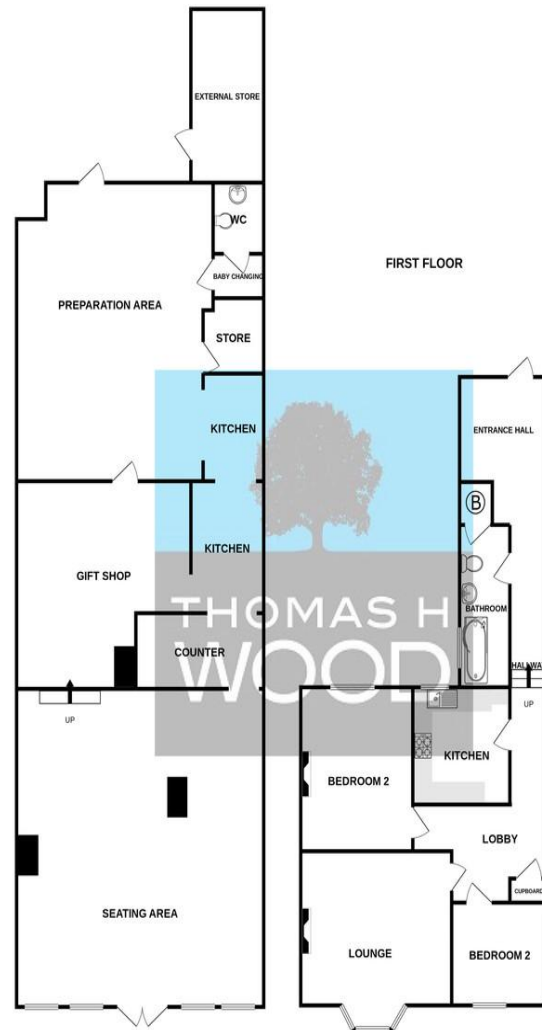
LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through sole agents Thomas H Wood.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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