



FOR SALE

Semi Detached Victorian Office Building
Totalling 2,432 sq.ft. (225.94 sq.m.)



19

St Andrew's Crescent
Cardiff CF10 3DB



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Location

The property is situated in the heart of Cardiff's professional district and overlooks the tree lined conservation area of St Andrews Crescent. Queen Street and the other principal shopping areas are within a 2 minute walk. Cardiff's law courts, University and Barrister's Chambers are in close proximity.

Description

The property comprises a semi-detached Victorian office building with office accommodation over four floors. The property benefits from the following;

- Parking at front and rear
- Self contained kitchen facilities
- Male and female WC's located between basement and ground floor level and first and second floor level
- Electric night storage heating
- Fully carpeted
- Planning permission for development at rear

Car Parking

Car parking is available at the property with 3-4 spaces at the front and a larger car park at the rear capable of holding 8-9 vehicles.

Planning

Planning permission has been granted for the development of a three storey detached office building at the rear of the premises. 2 Parking spaces are to be incorporated into the proposed building. The permission was renewed on 1st July 2014.

Purchase Price

Offers in excess of £400,000 are sought for the freehold interest.

EPC

The property has an EPC rating in Band F. A full certificate is available on request.

Business Rates

The current rateable value of the property is £27,850

Interested parties should rely on their own enquiries with the Local Rating Authority.

The UBR for year ending 31st March 2016 is 0.482.



Accommodation

The property affords the following approximate net internal areas:-

Lower ground floor	628 sq ft	(58.34 sq m)
Ground floor	630 sq ft	(58.53 sq m)
First floor	601 sq ft	(55.83 sq m)
Second floor	573 sq ft	(53.23 sq m)
Total Floor Area	2,432 sq ft	(225.94 sq m)

Tenancies

First Floor

Currently let to DJ Murphy Solicitors on an internal repairing lease from the 14th February 2014 for a term of 5 years at a rent of £4,750 per annum. There is a bilateral break option dated 14th February 2016 and a rent review dated 14th February 2017. The tenant has the right to park one car in the rear car park.

Second Floor

Currently occupied by Stonham & Co Chartered Accountants, their internal repairing lease expired on the 15th March 2012, they are holding over at a rent of £6,500 per annum. The lease is outside the 1954 act and includes the right for the tenant to park one car in the rear car park.

VAT

All figures quoted are exclusive of VAT where applicable.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred.

Viewing & Further Information



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Design by Martin Hopkins Design. Tel: 029 2046 1233 www.martinhopkins.co.uk