



FOR SALE/TO LET

**Prominent Self Contained
Office Property with Parking**

**D1 planning permission has been
granted and therefore of interest to
Health Clinics, Crèches etc.**

*** 118.2 m² (1,273 ft²)**

**252 Cowbridge Road East
Cardiff
CF5 1GZ**

Location

The subject property is located in a prominent position on Cowbridge Road East and approximately 1 mile to the East of Cardiff City Centre. The surrounding area comprises both residential and commercial use with nearby occupiers including Tesco, Peter Alan Estate Agents and Sinclair Law.

The subject property is conveniently located to give easy access to Cardiff City Centre. Junction 33 of the M4 Motorway is within close proximity via the A48 which in turn links with the A4232 PDR.

Description

252 Cowbridge Road East is a self contained three storey office building constructed with traditional stone elevations under a pitched slate roof. The accommodation provides predominantly cellular office accommodation and has been well maintained internally, benefitting from the following specification:

- Carpeted throughout
- Double glazed UPVC windows
- Ceiling mounted strip lighting
- Kitchen
- Intercom
- Male and Female Toilets
- Rear garden

Accommodation

The subject property comprises the following accommodation, measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice 6th Edition.

	m ²	ft ²
Ground Floor	42.4	457
First Floor	39	420.3
Second Floor	36.8	396
Total	118.2	1,273.3

Car Parking

The property benefits from 3 car parking spaces allocated at the front of the property.

Tenure

Available by way of Freehold or Leasehold (FRI basis).

Purchase Price

£230,000 excl.

Rent

£14,000 pa.

Rates

The current Rateable Value of the subject property is £14,250. Based on UBR multiplier of 48.6p the Rates Payable for 2016/17 are £6,925.50 pa.

We strongly advise all interested parties they must rely on their own enquiries to relevant Local Authority Rates Department.

VAT

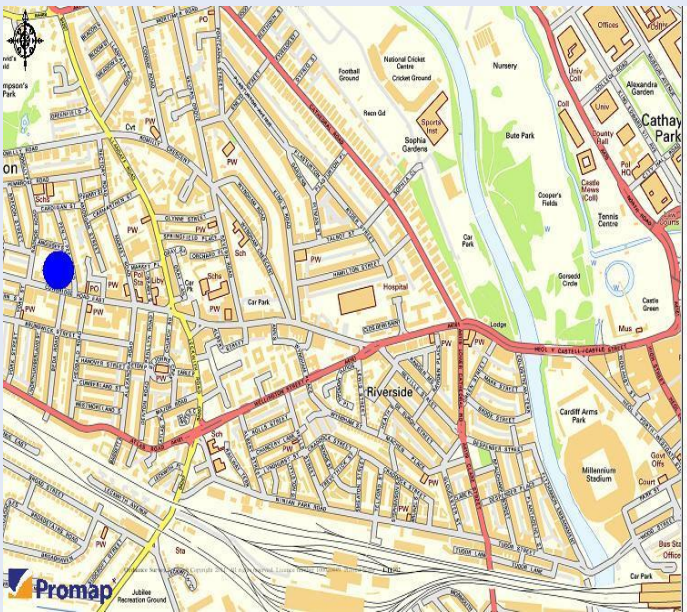
All figures quoted are exclusive of V.A.T. where applicable.

Energy Performance Certificate

The property has the Energy Performance Rating of D: 96.

Legal Costs

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



Viewing and Further Information

To arrange a viewing please contact:

rhys.knight@fletchermorgan.co.uk



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21/06/2016