

# FREEHOLD FOR SALE

DEVELOPMENT/CONVERSION OPPORTUNITY OR SUITABLE FOR OWNER OCCUPATION

**13 BROADWAY, CARDIFF, CF24 1QD**



## LOCATION

This property is ideally situated on Broadway, within easy walking distance to Cardiff City Centre, which is less than 1 mile away. The surrounding vicinity includes a selection of shops and local amenities along Broadway, Clifton Street and Splott Road. Broadway consists of a mixture of commercial and residential properties, with many former shops now converted to residential dwellings.

which may provide some further scope for development/conversion subject to planning. The property currently has the following approximate net internal floor areas:

Ground Floor c. 475 sq ft

First Floor c. 492 sq ft

Total NIA c. 967 sq ft

(Interested parties are advised to clarify these areas via an internal inspection)

## ACCOMMODATION

The property comprises of a ground retail unit with a staircase at the rear of the ground floor that leads up to additional ancillary/office space at first floor. The first floor also benefits from a separate side entrance. There is a rear garden/yard





---

### TENURE

Freehold – will be sold with full vacant possession.

---

### VAT

Not payable on purchase

---

### RATEABLE VALUE (COMMERCIAL)

£6,600 (April 2017)

---

### LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction. However, the purchaser will be responsible to cover the landlords legal & professional abortive costs should the purchaser abort the transaction following solicitors being instructed.

---

### EPC

EPC has been instructed – available upon request.

---

### PRICE

Our client is seeking offers in excess of £110,000 for the freehold interest. We will only consider unconditional offers and we may require proof of funds prior to instructing solicitors.

---

### VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with sole agents:

DTR Surveyors

07986 960494 / 029 20 372599

David.Rowlands@DTRSurveyors.com

Ref: August 2018

