

# FREEHOLD RETAIL INVESTMENT / SHOP FOR SALE

108 CAERPHILLY ROAD, BIRCHGROVE, CARDIFF, CF14 4AG



## KEY POINTS

- **Small lot size investment**
- **Great opportunity for investors & potentially owner-occupiers**
- **Located 2 miles from Cardiff City Centre**
- **No VAT & very low Land Transaction Tax payable**
- **Highly prominent unit in popular Cardiff suburb**
- **Excellent frontage including dedicated parking space at the front of unit**

## LOCATION

The property is located in a very prominent position along Caerphilly Road immediately fronting the junction with Heathwood Road & Birchgrove Road, benefiting from a very high level of passing traffic & footfall. The subject unit is located approximately 2 miles North of Cardiff City Centre & within very close proximity to the University Hospital of Wales.

Birchgrove is a very popular suburb located within North Cardiff & Caerphilly Road houses a mixture of national & local business occupiers including Co-Op Food, Lloyds Pharmacy, Principality Building Society, Lazarou Hair Salon & Coles Funeral Directors, who are located immediately adjacent to the subject property.

## ACCOMMODATION

The property comprises a self-contained ground floor lock up shop unit. Irregular shape unit with the following approximate dimensions:-

Ground Floor NIA: 63 sq.m / 678 sq.ft

Front Retail Area NIA: 30.73 sq.m / 330 sq.ft

Rear Retail Area NIA: 14.46 sq.m / 155 sq.ft

Rear Store / Kitchenette: 17 sq.m / 183 sq.ft

WC – unmeasured

We understand parking is available at the front of the unit.

## TENANCY

Tenant: Karen Elliott trading as 'Karen The Florist'

Term – 10 years from 3<sup>rd</sup> December 2010, expiring 2<sup>nd</sup> December 2020

Passing Rent - £11,000 pa, payable monthly in advance.

## FREEHOLD PRICE

We are seeking offers in the region of £155,000 for the freehold interest, subject to the existing tenancy.

## LEGAL COSTS

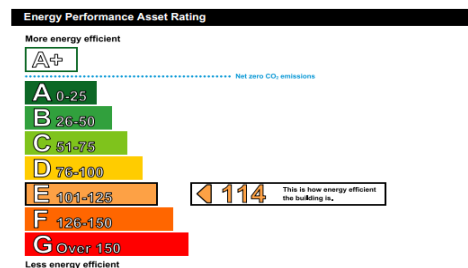
Each party is to be responsible for their own legal and professional costs incurred in this transaction. The proposed purchaser may be required to cover the seller's reasonable abortive costs.

## RATEABLE VALUE

£10,750 (2017)

Interested parties should verify the rateable value via Cardiff City Council.

## EPC



## VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with sole agents:

DTR Surveyors

07986 960494 / 029 20 372599

David.Rowlands@DTRSurveyors.com

Ref: Jan 2021





DTR Surveyors, 1st Floor, 10 St Andrews Crescent, Cardiff City Centre, CF10 3DD

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