

FREEHOLD MIXED USE INVESTMENT FOR SALE

FULLY LET INCOME PRODUCING

112 CRWYS ROAD, CARDIFF, CF24 4NQ



KEY POINTS

- Great opportunity for investors with potential to increase the overall annual passing rent
- Located less than 1 mile from Cardiff City Centre
- No VAT
- Ground floor lock up retail unit & 2 x self-contained 2 bed flats above & at the rear
- Great trading location along Crwys Road amongst national & local retailers
- Highly prominent corner position with return frontage onto Tewkesbury Street

LOCATION

The property occupies a highly prominent position along Crwys Road, in the heart of Cathays. The property benefits from return frontage onto Tewkesbury Street. Crwys Road houses a mixture of national and local business occupiers, including Greggs who are occupied directly opposite. Other notable occupiers nearby include Savers, Groom For men, The Hellenic Eatery, Bobath, Co-Op Food & many others.

Cardiff City Centre & Cardiff University is within easy walking distance from the subject retail unit, both located less than 1 mile away.

ACCOMMODATION

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

Ground Floor NIA: 70.23 sq.m / 756 sq.ft

Internal Width: 4.46 m / 14' 8"

Shop Depth: 15.06 m / 49' 5"

WC – unmeasured

Basement/Cellar – not inspected

There is a separate self-contained 2 bedroom flat at first floor level which is accessed off Tewkesbury Street. The flat comprises hallway, 2 bedrooms, Living Room/Kitchen, Bathroom.

In addition, there is a self-contained maisonette which is also accessed off Tewkesbury Street. The maisonette comprises 2 bedrooms, living room/kitchen, bathroom, WC & private rear courtyard garden.

TENANCY SCHEDULE

Ground Floor Retail Tenant: Laura May Bridal Ltd

Term: 5 years from 14th February 2011, expiring 13th February 2016 – the tenant is still in occupation.

Passing Rent: £10,000 pa, payable quarterly in advance.

First Floor 2 Bed Flat – currently tenanted under an AST Agreement at a passing rent of £625 pcm

Rear 2 Bed Maisonette – currently tenanted under an AST Agreement at a passing rent of £595 pcm.

Combined Passing Rent - £24,640 pax

Note – in our opinion, both the shop and maisonette are under-rented so there is clearly potential for a prospective purchaser to seek a rental increase on both elements in line with current market rents, which may increase the overall annual passing rental to circa £28,000 pax

TENURE

Freehold

PURCHASE PRICE

Seeking offers in the region of £385,000 exclusive for the freehold interest, subject to the existing tenancies. Interested parties will be required to provide proof of funds.

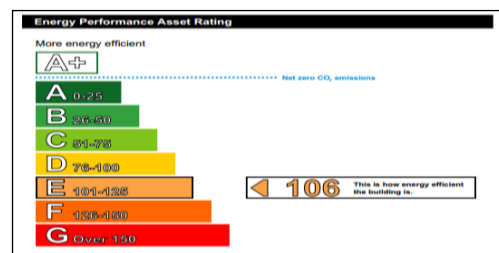
LEGAL COSTS

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 (Ground Floor Shop)

£10,250 (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: Oct 2020



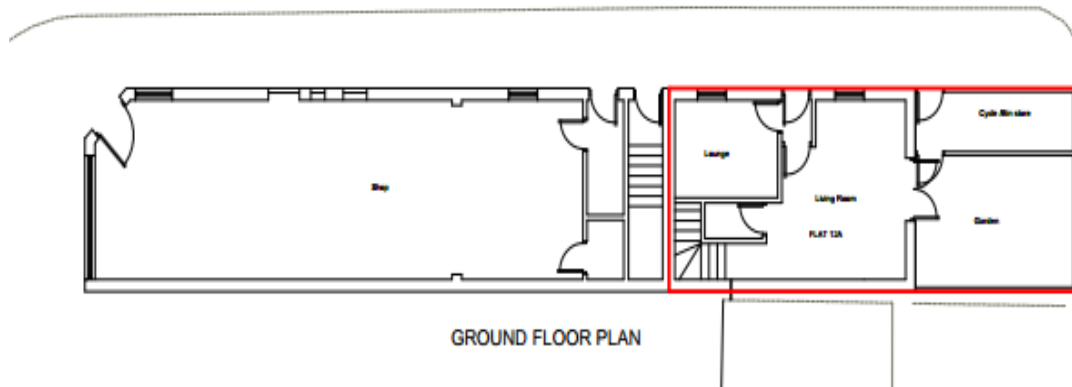
DTR Surveyors, 1st Floor, 10 St Andrews Crescent, Cardiff City Centre, CF10 3DD

Subject To Contract: DTR Surveyors for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract; (ii) no person in the employment of DTR Surveyors has any authority to make or give any representation or warranty whatsoever in relation to this property. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

1) Floor Plan – rear ground & first floor Maisonette

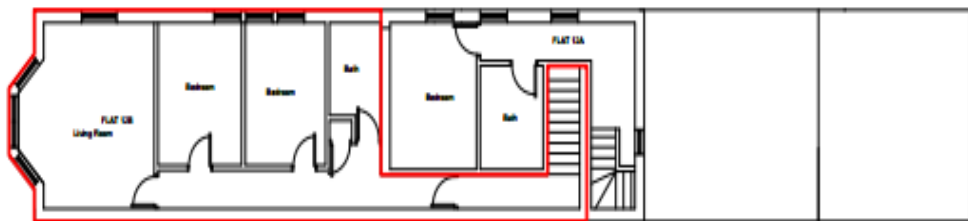


FIRST FLOOR PLAN

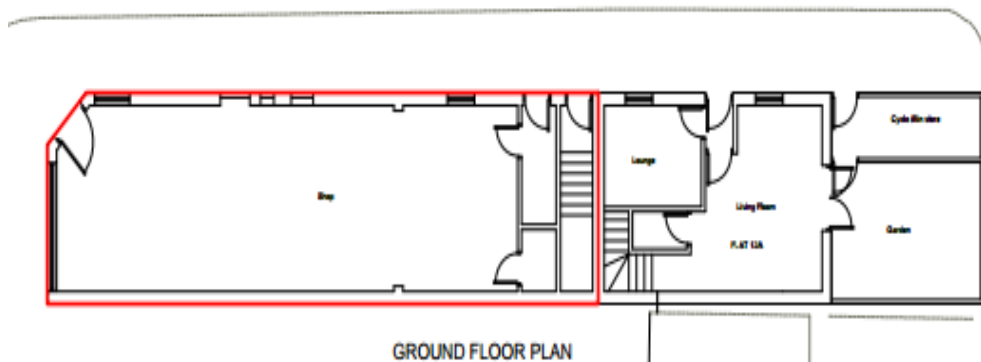


GROUND FLOOR PLAN

2) Floor Plan – ground floor shop & first floor 2 bed flat



FIRST FLOOR PLAN



GROUND FLOOR PLAN