

FREEHOLD INVESTMENT FOR SALE

RARE OPPORTUNITY TO ACQUIRE A FREEHOLD MIXED-USE INVESTMENT IN THIS HIGHLY POPULAR AND DESIRABLE LOCATION, LOCATED IN THE HEART OF FAIRWATER, OVERLOOKING FAIRWATER GREEN.

Asking Price
£400,000



- Mixed retail and Residential Investment
- Ground Floor Retail unit and self contained apartment on the first floor
- Rare opportunity to acquire a mixed use Freehold in this popular suburban location overlooking Fairwater Green
- Rear parking/access
- Total combined rental income from July 2026 - £31,940 pax with further increases to the commercial rental in July 2029
- Fully let income-producing investment

4 FAIRWATER GREEN, CARDIFF, CF5 3BA

LOCATION

The property is situated on Fairwater Green in Fairwater, West Cardiff. Cardiff City Centre is within 3 miles and the area is heavily populated with a number of established national and regional operators. They include **Co Op Food, Brutons the Bakers, The Green Deli, Spar, Allied Pharmacy** & many others. Fairwater Green is located just over 1.5 miles from St. Fagans National Museum of History, Cardiff CF5 6XB. A very low level of vacant retail premises within this location illustrates that there is strong national and local demand.



Misrepresentation Act.

DTR Surveyors, 19B Boverton Road, Llantwit Major, CF61 1XZ

Subject To Contract: DTR Surveyors for themselves and for the vendors or lessors of this property whose agent 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 purchaser or lessee 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.

DESCRIPTION

The property comprises an attractive mixed-use property set across two levels with the ground floor commercial unit offering an open plan retail area, currently occupied by a popular hair/barber operator, with rear ancillary and storage and rear access to the parking area. The ground floor commercial unit has been fully refurbished by the current occupier to a very high spec and is presented in excellent condition throughout.

The first floor provides a very well presented two-bedroom apartment which has been recently refurbished and is accessed via its own separate entrance at the front of the property.

The property provides the following approximate floor areas, which should only act as a guide and not to be relied upon.

Ground Floor Commercial Unit:	c. 124.41 sq m / 1,339 sq.ft
First Floor Residential Flat:	c. 67.08 sq m / 722 sq ft
Total Area:	c. 191.66 sq m / 2061 sq ft

There are two parking spaces to the rear of the property.

TENANCY SUMMARY

Ground Floor Commercial Unit – Let on a 15-year lease from 10 July 2020, expiring on 9 July 2035. The passing rent will increase to £20,000 per annum from July 2026 and will further increase to £21,500 per annum from July 2029 and then £23,000 pa from July 2032 until lease expiry. The tenant is an individual trading as a barber, with a personal guarantor included within the lease.

First Floor Residential Apartment – A well-presented two-bedroom apartment currently let at £995 pcm.

PROPOSAL / OFFERS

Offers are invited in the region of £400,000- subject to contract. A purchase at this level would reflect an attractive net initial yield (NIY) of c. 7.7%, allowing for purchaser's costs of 3.75%. The NIY will increase further once the Commercial Lease Rental increases in July 2029 in accordance with the fixed stepped rental agreement, as set out within the Lease.

Any sale of the property will be subject to the existing tenancies.

TENURE

Freehold

LEGAL COSTS

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

Energy Performance Certificate

Commercial Unit EPC: 75 (C)

Residential Apartment EPC: 71 (C)

VAT

All figures quoted are exclusive of V.A.T. where applicable - it is understood that VAT is not applicable.

ANTI-MONEY LAUNDERING REGULATIONS

The Purchaser will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction plus providing identification upon request

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VIEWING & FURTHER INFORMATION



All viewings strictly via pre-arranged viewing appointment only

Please contact sole marketing agents,

DTR Surveyors: -

Contact: David Rowlands

Email: david.rowlands@dtrsurveyors.com

Mobile: 07986 960494 / 029 20372 599



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