

Watts & Morgan

FOR SALE



Asking Price £395,000

Traherne Arms, The Tumble, St Nicholas, Cardiff, CF5 6SA

- The Traherne Arms is situated in a prominent elevated roadside position along the A48, one of the main arterial roads linking Cardiff and the Vale of Glamorgan with an average of 12,903 vehicle movements per day (2023)
- The premises are set in grounds of circa 0.34 hectares (0.85 acres)
- Offers development potential for a wide variety of uses.
- Price - £395,000 (Three Hundred Ninety Five Thousand Pounds)

Location

Cardiff is the capital city of Wales, with an estimated resident population of 346,000 (2011 Census). The city has grown to become Wales's economic and political centre along with being the home to the Welsh Government. Significant recent inward investment has enhanced the city's business profile and it is now considered to be one of Europe's premier capital cities and a national and international business location. Located 44 miles west of Bristol and 150 miles west of London, Cardiff benefits from excellent transport links being approximately 4 miles south of the M4 motorway. Junctions 29–33 of the M4 provide direct access to the city centre.

High speed rail services give rapid access to all major cities across the UK. Frequent services run to and from London Paddington, with an average journey time of circa 2 hours. Cardiff's international airport is located 19.2 km (12 miles) from the city centre.

Situation

The Traherne Arms is situated in a prominent elevated roadside position along the A48, the main arterial road linking Cardiff and the Vale of Glamorgan. The property is located a short distance from Culverhouse Cross, a well established retail location which is host to a number of Blue Chip tenants including Marks & Spencer, Tesco, McDonalds, Aldi, B&M, Greggs, The Range, Starbucks, TK Maxx, Poundland, Card Factory and Currys.

There has been a number of new housing developments by leading national house builders in and around the former ITV Wales studio. The premises is approximately 4 miles from the city centre.

Description

The property is a large, detached period building of a traditional long house style and rectangular in shape. It is of solid stone construction under a pitched tiled roof. The premises is in a shell state currently in need of refurbishment.

The site benefits from car parking directly in front of the building and on the plateau above the restaurant accessed by a driveway on the right of the building.

The property comprises 4,304 sq ft (399.85 sq m).

Tenure

Freehold for sale for a price of £395,000

Business Rates

To be advised.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Vat

All figures quoted are exclusive of VAT if applicable.

Anti Money Laundering

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Viewing

Strictly by appointment only through

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