

FREEHOLD RETAIL UNIT & FIRST FLOOR OFFICE FOR SALE

**Asking Price
£419,500**



- **PROMINENT CORNER POSITIONED BUILDING LOCATED WITHIN THIS VERY POPULAR NORTH CARDIFF SUBURB, WITH A MIX OF NATIONAL AND LOCAL OCCUPIERS TRADING NEARBY**
- **THE PROPERTY BENEFITS FROM A PRIVATE CAR PARK LOCATED TO THE REAR OF THE PROPERTY PROVIDING A NUMBER OF DEMISED SPACES – OFFERING POTENTIAL FUTURE DEVELOPMENT OPPORTUNITIES STP**
- **PUBLIC CAR PARK ALSO LOCATED DIRECTLY BEHIND THE SUBJECT PROPERTY**
- **PART-LET INVESTMENT WITH A VACANT GROUND FLOOR RETAIL UNIT AND A FIRST-FLOOR OFFICE UNIT WHICH IS OCCUPIED BY AN ESTABLISHED TENANT, PROVIDING A STRONG COVENANT**
- **EXCELLENT OPPORTUNITY FOR BOTH INVESTORS AND OWNER-OCCUPIERS**
- **SEPARATE ACCESS TO FIRST FLOOR – OFFERING POTENTIAL FUTURE RESI CONVERSION OPPORTUNITIES – SUBJECT TO PLANNING**
- **OPPORTUNITY TO INCREASE RENTAL INCOME BY RE-LETTING THE GROUND FLOOR RETAIL UNIT**

2 OLD CHURCH ROAD WHITCHURCH, CARDIFF, CF14 1AE



PRIVATE CAR PARK DIRECTLY TO THE REAR OF THE BUILDING



Misrepresentation Act.

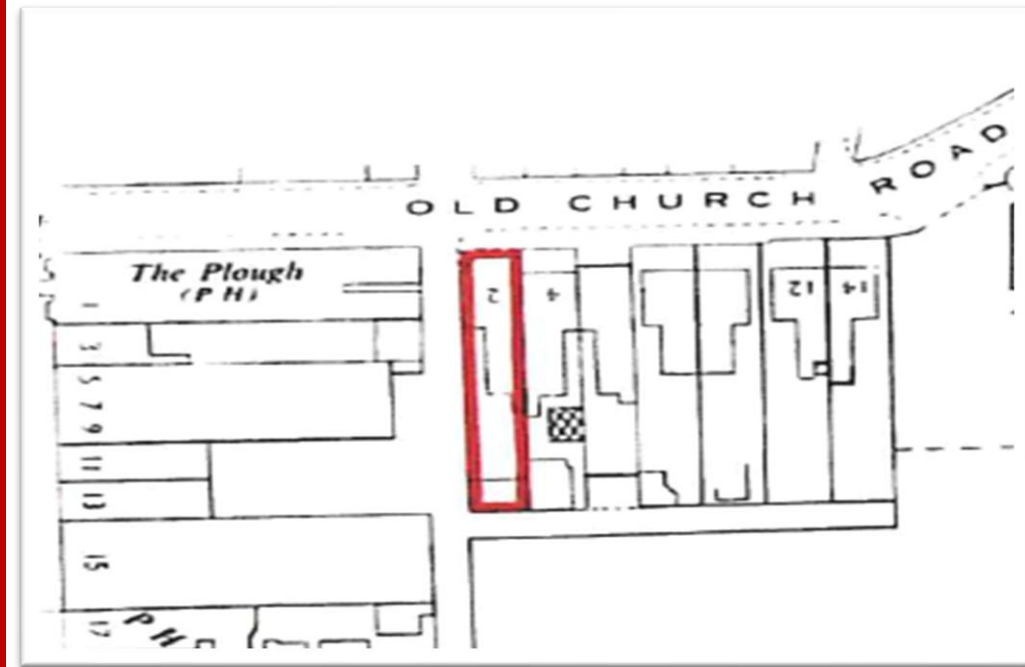
DTR Surveyors, 19B Boverton Road, Llantwit Major, CF61 1XZ

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.

LOCATION

The property occupies a prominent trading location on Old Church Road in the very popular affluent suburb of Whitchurch, North Cardiff. Whitchurch lies approximately 4 miles Northwest of Cardiff City Centre and approximately 1½ miles from Junction 32 of the M4. There are regular bus routes servicing Merthyr Road. Old Church Road is located just off Merthyr Road, which is the primary retail thoroughfare where there is a range of shops, restaurants and other local businesses whilst Whitchurch High School is just a short walk away.

The suburb of Whitchurch is considered to be a vibrant retail and leisure location with a number of established multiple and independent retail and leisure brands including Villaggio Pizzeria, Glass of Bandol, Ground, Fino Lounge, Coffi Lab, Greggs, Coffee #1, Parsons Bakery, Tin Mill (Amber Taverns), Co-Op Food, Domino's, Boots, Peacocks and many others. Whitchurch is also home to a number of professional business occupiers including Harding Evans Solicitors, PJE Solicitors, Hodge Bakshi Accountants & others. In terms of customer/client parking, the property has a number of parking spaces included at the rear of the property within the private car park and public car parking is provided at the Merthyr Road pay and display car park, also located immediately behind the subject property, making this the ideal trading spot within the heart of Whitchurch.



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DESCRIPTION/ACCOMMODATION

The property is located in a very prominent corner position near the junction of Merthyr Road and Old Church Road, which benefits from a very high level of passing traffic and footfall. This attractive two-story traditional property, which has been extended to the rear, includes a private car park located to the rear, with up to 5 parking spaces in total, with 1 space demised to the first-floor office occupier. There is a further benefit that the main public pay & display car park (free for up to 30 mins) is located directly behind the subject property, making this property easily accessible.

The ground floor retail unit, which benefits from a glazed shopfront fronting onto Old Church Road, has an open plan layout, which would suit a range of retail uses. The retail unit has most recently been occupied by a very well-established Musical instrument shop, who have occupied the shop for over 30 years, so this presents an exciting and rare leasing opportunity for a business to acquire a retail premises located within an excellent suburban trading location in North Cardiff. The retail unit would suit a range of similar uses including but not limited to retail, hair & beauty, coffee/bakery, financial services, offices etc, subject to covenant and planning consent. The unit also benefits from external and internal roller shutters.

The first floor provides a self-contained modern office suite which benefits from its own independent access via the rear of the property and adjacent to the private car park and this is currently occupied by an established firm of solicitors. The office suite is very well presented and is carpeted throughout with surface-mounted LED lighting panels and gas central heating. There are two main office rooms in addition to a staff room/kitchen, two WCs and a spacious corridor offering additional storage space.

The property provides the following approximate floor areas, which should only act as a guide and not to be relied upon as all interested parties should verify the floor areas whilst on site.

Ground Floor Retail:	c. 81.21	sq m /	874 sq ft
First Floor Office:	c. 73.53	sq m /	791 sq ft
Total Combined Floor Area:	c. 154.74	sq m /	1665 sq ft

TENURE

Freehold - Title number WA166563

TENANCIES

Ground Floor Retail Unit - To be sold with Vacant Possession. In our opinion, the estimated rental value upon re-letting would be in excess of £17,500 pax.

First Floor Office – To be sold subject to the existing tenancy, with a brief summary as follows:-

Tenant: Harding Evans Limited Liability Partnership (OC311802)

Lease Term: The Lease commenced on 12th August 2024 with expiry on 7th February 2028

Passing Rental: £14,000 per annum exclusive

Effectively FRI Lease subject to a Service Charge

The lease is excluded from the Landlord & Tenant Act 1954

The office tenant has 1 parking space demised within their Lease

PROPOSAL / OFFERS

Offers are invited in the region of £419,500 - subject to contract.

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

LEGAL COSTS

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



GROUND FLOOR RETAIL UNIT – CURRENTLY VACANT



EPC

Retail Unit EPC: 55 (C)

First Floor Office EPC: 70 (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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FIRST FLOOR OFFICE – LET TO AN ESTABLISHED FIRM OF SOLICITORS



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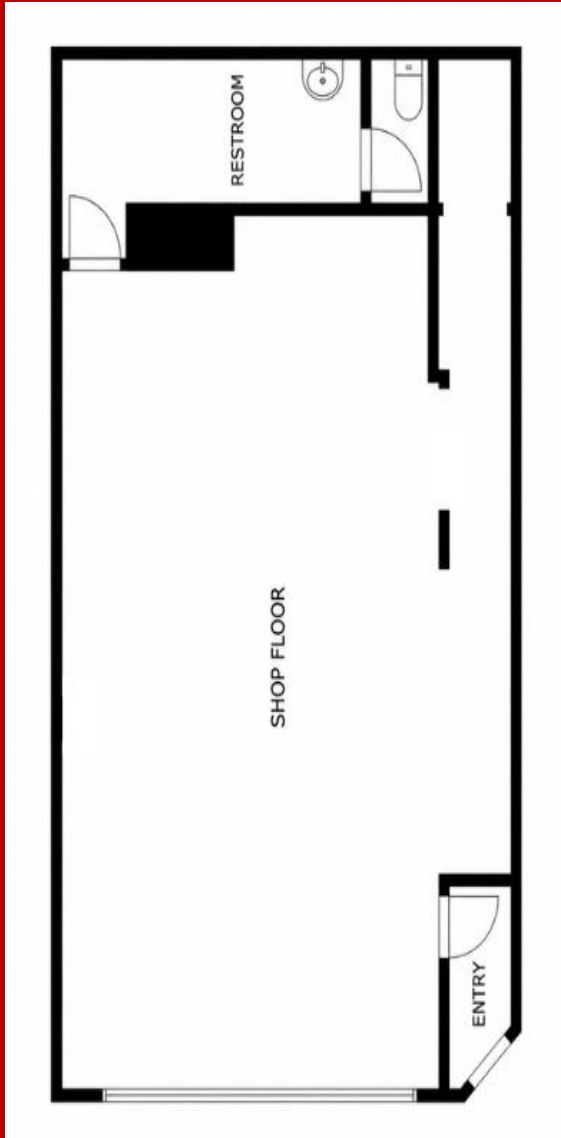


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**Indicative Ground Floor Plan –
Not To Scale**



**Indicative First Floor Plan –
Not To Scale**



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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



029 20372 599



info@dtrsurveyors.com



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