

# For Sale

114  
Whitchurch Road  
Heath  
Cardiff  
CF14 3LY

February 2019



## Location

The property occupies a prominent position along Whitchurch Road, an established retail thoroughfare that enjoys an array of customers including students. Cardiff City Centre is approximately two miles South of Whitchurch Road. Occupiers in close proximity include; Sainsbury's Local, Co-Op and the Mint & Mustard restaurant. Companies House and Heath Hospital are within walking distance.

## Description

The property is an end terraced retail unit with first floor and second floor offices and storage.

Externally, the property benefits from two car parking spaces to the rear.

## Accommodation

Floor	Sq Ft	Sq M
Ground Floor	691	64.27
First Floor	581	54.02
Second Floor	322	29.98
<b>Total</b>	<b>1,594</b>	<b>148.27</b>

## Terms

The property is available to purchase on a freehold basis with full vacant possession.

## Price

We are seeking offers in the region of £325,000.

## Rates

We have made online enquiries of the Valuation Office who confirm the following Rateable Value:

Rateable Value: £11,500

Uniform Business Rate 2018/19: 51.4

Gross Rates Payable: £5,911

We advise all interested parties should make their own enquires with the Valuation Office Agency and Local Authority in this regard.

## VAT

All figures quoted are exclusive of VAT. Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction.

## EPC Rating

A full copy of the energy performance certificate is available upon request.

## Car Parking

There is a shared car park to the rear of the property with a capacity of two cars for the subject property.

## Alternative Use and Redevelopment

The property offers the potential for a variety of alternative uses or redevelopment, subject to planning. Potential uses include A2, A3, Residential etc.



For further information or an appointment please contact:

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