



## FOR SALE

**87 CAERPHILLY ROAD  
CARDIFF  
CF14 4AE**

- Two-storey retail / office accommodation
- Prominent location on popular retail parade
- Total NIA circa. 1,338 sq ft (124.3 sq m)
- Car parking available to the rear of the property
- EPC Band: To be confirmed

**PRICE REDUCED – £250,000 EXCLUSIVE**

## LOCATION

The subject property is located on Caerphilly Road in the popular suburb of Birchgrove, Cardiff. Birchgrove is situated approximately 3 miles from the City Centre and benefits from a train station.

The property is in close proximity to a variety of local and national multiple retailers, including Principality, Wok2go and Lloyds Pharmacy.

## DESCRIPTION

The subject accommodation comprises retail office accommodation split over two floors with a strong room, WC and kitchen facilities. Further benefits to include gas central heating, air conditioning in part and fixed counters.

## ACCOMMODATION

From measurements taken on site we have calculated the following approximate floor areas: -

### Ground Floor

Front Retail –	488 sq ft (45.3 sq m)
Office –	101 sq ft (9.4 sq m)
Rear Office –	255 sq ft (23.7 sq m)
WC –	Unmeasured
Strong Room –	113 sq ft (10.5 sq m)
<b>Total –</b>	<b>957 sq ft (88.9 sq m)</b>

### First Floor

Front Office 1 –	133 sq ft (12.4 sq m)
Front Office 2 –	48 sq ft (4.5 sq m)
Middle Office 3 –	122 sq ft (11.3 sq m)
Cupboard –	13 sq ft (1.2 sq m)
WC –	Unmeasured
Staff/ Kitchen –	65 sq ft (6.0 sq m)
<b>Total –</b>	<b>381 sq ft (35.4 sq m)</b>

**Total NIA – 1,338 sq ft (124.3 sq m)**

## SERVICES

We have not tested any of the service installations and prospective occupiers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing. However we understand that mains electric, water, drainage and gas is available.

## TERMS

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

## PRICE

£250,000 exclusive.

## VAT

All figures quoted are exclusive of Value Added Tax (VAT). Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction. However, we have been advised that VAT is payable.

## BUSINESS RATES

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

Rateable Value: £16,000  
Uniform Business Rate 2018/19: 51.4  
Gross Rates Payable: £8,224

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

## ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons  
Eastgate  
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Dan Jones – [daniel.jones@brinsons.co.uk](mailto:daniel.jones@brinsons.co.uk)

**SUBJECT TO CONTRACT AND AVAILABILITY  
JULY18/1527**



### IMPORTANT NOTICE

All measurements are approximate and for illustrative purposes only, photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Brinsons Ltd for themselves and for the vendors or lessors of this property whose agents we are, given notice that's (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in the employment of Brinsons Ltd has any authority to make or give representation or warranty whatever in relation to this property and no prospective purchaser should rely on any statement as being either a representation or warranty.

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