



## FOR SALE VACANT RETAIL UNIT WITH SELF CONTAINED FIRST FLOOR FLAT

128A COWBRIDGE ROAD WEST  
CARDIFF  
CF5 5BT

- Freehold
- Mixed commercial / residential opportunity
- Asset management potential through letting of vacant accommodation
- Potential to create multi-let income producing investment
- EPC Band: Shop – C (62), Flat – E (51)

**PRICE – £175,000 EXCLUSIVE**

BRINSONS COMMERCIAL

Call 02920 867711 or email [caerphilly@brinsons.co.uk](mailto:caerphilly@brinsons.co.uk) to view this property

## LOCATION

The property is located in the Ely area of Cardiff, approximately 3 miles to the west of Cardiff city centre.

The property is situated among a small parade of shops on the busy Cowbridge Road West (A48), one of the main thoroughfares providing access to the city centre to the east and the A4232 link road to the west at Culverhouse Cross.

## DESCRIPTION

The property is a semi-detached building offering vacant retail accommodation at ground floor with a self-contained residential 2 bedroom flat at first floor level. To the rear of the property is a detached garage offering external storage and an enclosed rear yard.

## ACCOMMODATION

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

Retail (shop) –	39.28 sq m (423 sq ft)
First floor flat* –	54.00 sq m (581 sq ft)
Garage –	Not measured

\*Measurement taken from EPC

## TERMS

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

## PRICE

£175,000

## BUSINESS RATES

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

Rateable Value: £3,550  
Uniform Business Rate 2019/20: 52.6  
Gross Rates Payable: £1,867.30

For council tax purposes the first floor flat falls within band B.

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 Value Added Tax (VAT). Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction.

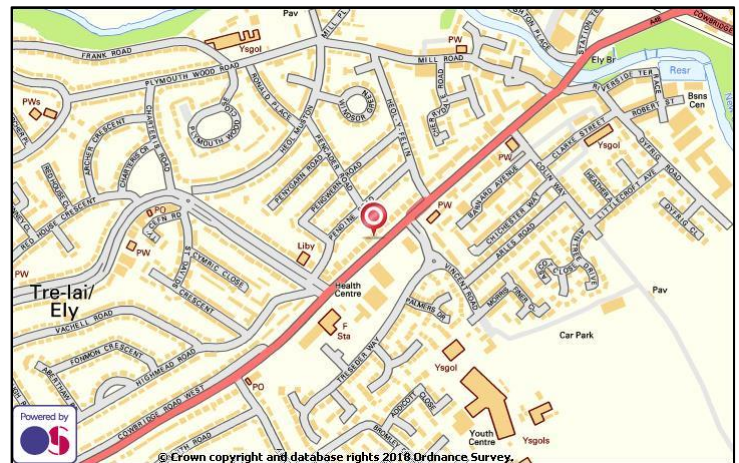
## ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons  
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Contact: James Williams BSc (Hons) MRICS  
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**SUBJECT TO CONTRACT AND AVAILABILITY**  
1521/AUG18



### 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.

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