

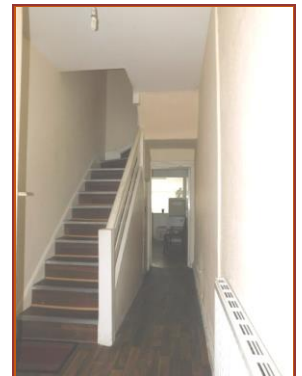
Barbara Rees

Independent Residential & Commercial Estate Agents,
Land & Property Management Consultants.

144 Crwys Road
Cathays Cardiff
CF24 4NR
Tel: 029 20371917 & 20371795
Fax: 029 20394953
www.barbararees.com
E-mail: cardiff@barbararees.com

BR3447/01118

FOR SALE FREEHOLD A3 USER CROFT STREET ROATH CARDIFF CF24 3DY ASKING PRICE £ 265,000



MAIN FEATURES FREEHOLD PROPERTY WITH A3 USE COMMERCIAL GROUND FLOOR AREA 43.95 SQ MT (472.90 SQ FT) UPPER PARTS 35.04 SQ MT (337.24 SQ FT) RESIDENTIAL LIVING ACCOMMODATION IMMEDIATE VACANT POSSESSION

Notice To Prospective Purchasers

In accordance with our terms & conditions of appointment, these property particulars are provided as a guideline (only), for prospective purchasers to consider whether or not, to enter into negotiations to purchase or rent the subject property. Any & all negotiations regarding the property are to be conducted via the agency of Barbara Rees. Whilst all due diligence & care has been taken in the preparation of these particulars, the information contained herein does not form part of any contract nor does it constitute an offer of contract. Upon acceptance of any offer (which shall be subject to contract), the vendor & or the agent, reserves the right to amend or withdraw acceptance of any offer & prior to entering into a contract, the purchaser must furnish the agent with full details of their purchasing arrangements. Prospective purchasers must also satisfy themselves by inspection, survey, or other means that the property they intend to purchase is satisfactory in all regards and suitable for their requirements. The issue of these particulars impose no liability whatsoever, on the vendor, agent, any employee or connected person thereof.

Offices at Cardiff Pontypridd & Tonypandy
Barbara Rees is a trading style of Barbara Rees Ltd. Registered in Wales No 4373054
Registered Office 144a Crwys Road Cardiff CF24 4NR.



BR3447

A3 USER FREEHOLD PROPERTY CROFT STREET ROATH CARDIFF CF24 3DY

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees Commercial is pleased to offer for sale, on an outright freehold basis with immediate vacant possession, this two storey mid terrace property comprising a ground floor A3 hot food takeaway with residential accommodation to the rear ground floor and upper parts.

Croft street is located in Roath being just off City Road and the property was until recently, in full and beneficial use as a Chinese takeaway.

See map inlay below for local directions.

VIEWING; Strictly accompanied viewing only, by prior appointment via our Cardiff office.

GROSS FRONTAGE; 4.27m (14ft) take away entrance and separate access to the residential parts.

GROUND FLOOR COMMERCIAL AREA ; 43.95 sq mt (472.90 sq ft) customer area, commercial kitchen with extraction systems, preparation rooms and storage, plus a domestic kitchen / diner 16,84 sq mt (181.32 sq ft) and self contained entrance / hallway with access to the upper parts.

FIRST FLOOR; 35.04 sq mt (337.24 sq ft) comprising a landing area, three bedrooms and a bathroom.

EXTERIOR; Enclosed rear garden.

USER; Historically used as a hot food takeaway, Believed to fall within use class A3 (1987 planning act use class Wales orders as amended).

PREVIOUS USER / BUSINESS HOURS; Sunday to Thursday 5pm to 11pm, Friday to Saturday 5pm to 11;30pm.

FOOD HYGIENE RATING; 3.

ENERGY RATING; D = 95 Full EPC & RR available to view at our office or via the on line register.

RATES; RV = £ 2,376 Extract for the 2010 rating list.

COUNCIL TAX; Band C .

ASKING PRICE; £265,000.

GENERAL NOTES; Any information contained herein should be verified by prospective purchasers or their advisors prior to any formal commitment to purchase. The proceeds of crime act 2002 & anti money laundering rules 2007 require us to obtain both personal and residence identification from all purchasers / ingoing tenants where an offer has been made and accepted. Please arrange for the appropriate identification to be provided, when asked. Barbara Rees is advised that the property is of freehold tenure and has the benefit of all mains services although this and the adequacy and condition of any and all equipment / fixtures and fittings / inventory items, should be confirmed by the prospective purchaser / tenant or via the acting solicitors.

COMMERCIAL MORTGAGE / BUSINESS LOAN; Available subject to status, please ask for an appointment with our independent financial adviser.

