

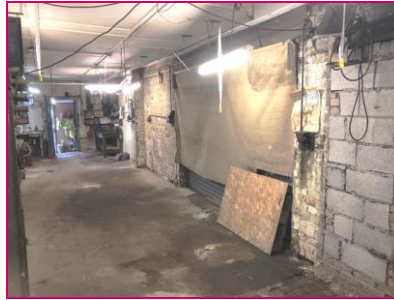
Barbara Rees

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

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BR3865/0624

FOR SALE WORKSHOP / COACH HOUSE REAR OF 27 DOGFIELD STREET CATHAYS CARDIFF ASKING PRICE £ 135,000



MAIN FEATURES
TWO STOREY COACH HOUSE / WORKSHOP
GROUND FLOOR 60.19 SQ MT (648 SQ FT)
FIRST FLOOR 50.72SQ MT (546 SQ FT)
FREEHOLD MAINS WATER DRAINAGE & ELECTRIC
RE-DEVELOPMENT POTENTIAL S.T.P.

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.



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Registered in Wales No 4373054
Registered Office 144a Crwys Road Cardiff CF24 4NR



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**WORKSHOP / COACH HOUSE
REAR OF 27 DOGFIELD STREET CATHAYS CARDIFF CF24 4QL**

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees Commercial is pleased to offer for sale, this two storey workshop / coach house, having previously been used as a bakery and light engineering facility.

The property has direct access off Robert Street with further / side access via the lane to the rear of Dogfield Street.

Alternative use / re-development maybe possible subject to planning permission.

See the map inlay below for local directions.

VIEWING;- Accompanied viewing only, by prior appointment via Barbara Rees Commercial (Cardiff office).

GROSS FRONTAGE; 3.66m (12ft) front access directly off Robert Street

RETURN FRONTAGE; 17.06m, 56 ft, side delivery access.

GROUND FLOOR; 60.19 sq mt (648 sq ft) workshop / stores / wc, side access.

FIRST FLOOR; 50.72 sq mt (546 sq ft) comprising two rooms for storage and an office.

EXTERIOR; Side lane with delivery door access.

ENERGY RATING; Awaiting.

USER; Believed to fall within use class B1

RATES; RV £2,800 (extract from the 2023 rating list).

GENERAL NOTES; Any information contained herein should be verified by prospective purchasers or their advisers 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 where an offer has been made and accepted. Please arrange for the appropriate identification to be provided, when asked. The vendor has verbally advised that the property is of freehold tenure and has the benefit of mains water drainage and electricity, although this and the adequacy / condition of any services / fixtures and fittings should be confirmed by the acting solicitors.

ASKING PRICE; £ 135,000

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

