

Lambert
Smith
Hampton

95 Broadway
Roath

95/97

HODGE PRINTERS

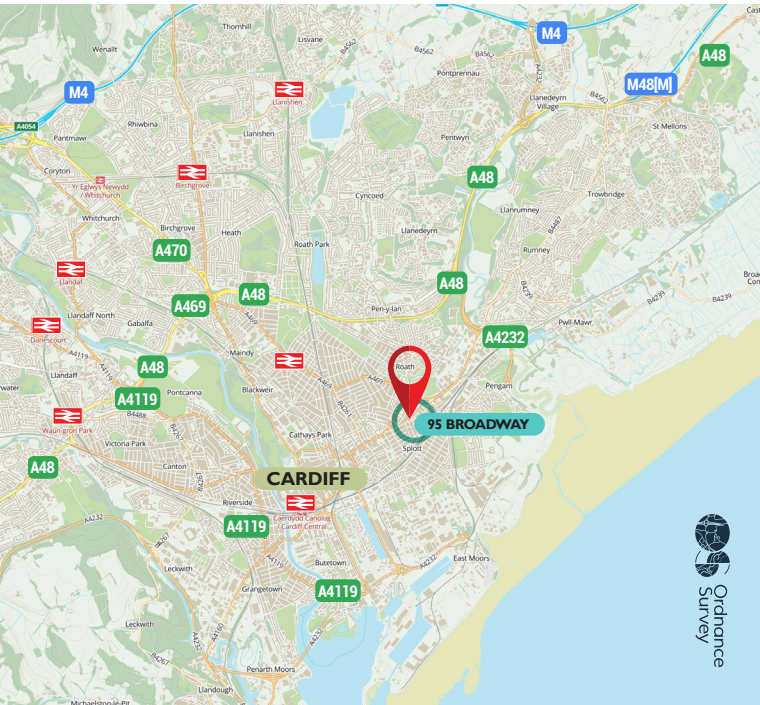
FOR SALE

Ground Floor
Retail Premises

OPPORTUNITY SUMMARY

- ✓ £160,000 Asking Price
- ✓ Freehold Site
- ✓ Measures 1,894 sq ft (176.03 sq m) NIA

| Cardiff | CF24 1QF |



Location & Situation

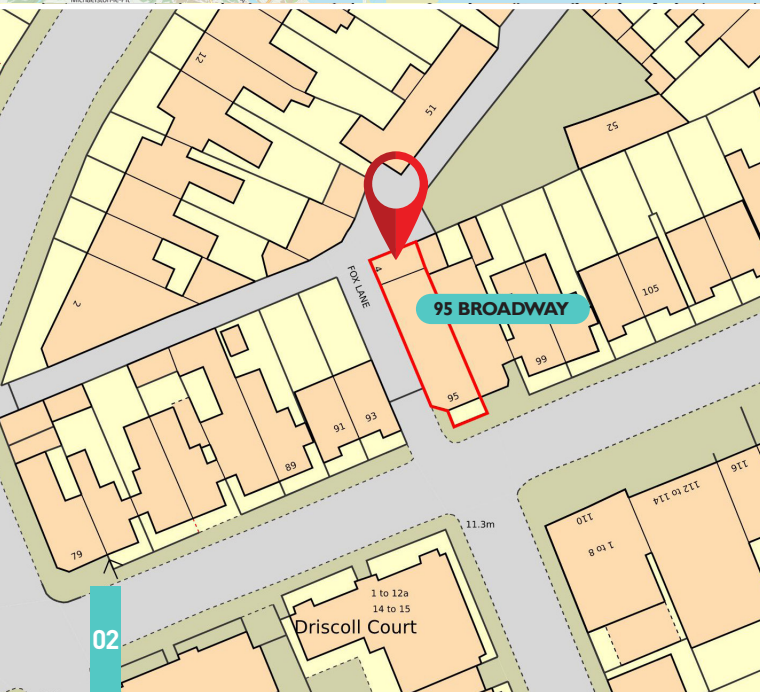
The property is situated along Broadway in the capital city of Cardiff. The property is located in a densely populated residential area with a small number of independent commercial units. The property offers excellent transport links being 2 miles from Cardiff City Centre and 5 miles from Junction 30 of the M4 Motorway.

Tenure

The site is held on a Freehold basis under title number **WA240759**. The **first floor flat** is let on a **long leasehold for a term of 99 years from 5 September 1990** at a rent of £25 plus insurance rent.

Description

Semi-detached, two storey building comprising a ground floor retail unit, formally Hodge Printers with staff facilities and ancillary space to the rear and self-contained flat above. There is an extension to the rear which includes a two storey premises with office/ ancillary space. Access to the rear can be gained off Broadway via the building or a vehicular access to the side elevation, namely Fox Lane.





Accommodation

The property has been measured in accordance with RICS Code of Measuring Practice (6th Edition) and provides the below measurements on a Net Internal Area.

Floor	Accommodation	Sq Metres	Sq Feet
Ground	Retail area,, staff facilities ancillary space	152.77	1,644
First	Ancillary Space	23.26	250
	Total	176.03	1,894

Business Rates

We have conducted an online search on the Valuation Office Agency website and note that the property has the below rateable value.

Rateable Value: **£5,100**

UBR for Wales for 2023/2024 is 0.535

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information.

EPC

A copy of the EPC is available upon request.

VAT

VAT is not applicable on this transaction.

Viewing and Further Information

Viewing strictly by prior appointment
please contact:

Charlotte Miller

M: 07590 491 877

E: CMiller@lsh.co.uk

Rachel Bassett

M: 07887 792 790

E: RBassett@lsh.co.uk

**Lambert
Smith
Hampton**

www.lsh.co.uk

Lambert Smith Hampton

No 2, Capital Quarter

Tyndall Street

Cardiff

CF10 4BZ

PROPOSAL

Asking Price of £160,000

[One Hundred and Sixty Thousand Pounds].

The sale price does not include the first floor flat.

