



18 St Andrews Crescent

18 St. Andrews Crescent, Caerdydd, CF10 3DD

For Sale: City centre period property in excellent condition.

4,002 sq ft
(371.80 sq m)

- Attractive period features
- Finished to a high standard
- Excellent natural lighting
- Freehold
- Parking
- City centre
- DDA access to rear

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Summary

Available Size	4,002 sq ft
Price	£850,000.00
Rates Payable	£4.53 per sq ft 2 separate assessments. Basement - 1st Floor: £28,250 pa. 2nd Floor: £5,600
Rateable Value	£33,850
Service Charge	N/A
Car Parking	3 spaces to the rear of the property.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Currently utilised as an art gallery, the property benefits from excellent natural lighting and has been significantly 'opened up' internally to provide accommodation that would suit a number of occupiers and uses, subject to planning.

The building has retained much of the original character externally, while delivering a high quality and contemporary environment internally.

Location

The property is situated in St Andrews Crescent which forms part of Cardiff's traditional professional office core.

St Andrews Crescent benefits from excellent transport connections, with easy access to Cardiff's main road and rail network, with Cardiff Queen Street Railway Station located just 500 metres from the property. There are numerous city centre leisure and retail amenities located in close proximity.

Accommodation

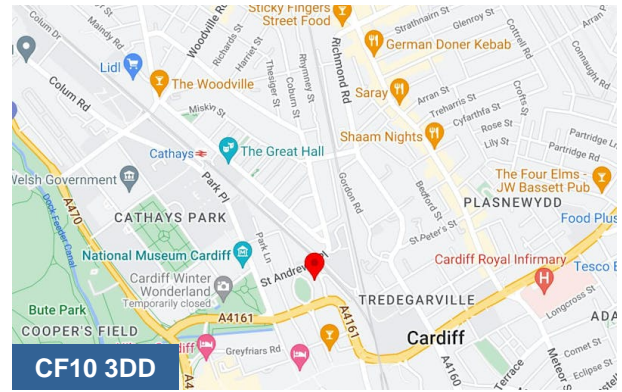
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Basement	1,272	118.17	Available
Ground	1,581	146.88	Available
1st	639	59.37	Available
2nd	510	47.38	Available
Total	4,002	371.80	

Terms

The property is offered for sale with vacant possession.

(The 2nd floor is currently let on flexible terms with potential for the tenant to remain in occupation. Further details available on request).



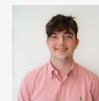
Viewing & Further Information



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