

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



VICTORIA BRIDGE






EPC RATING(S)  
1 Victoria Road- 68C  
2 Victoria Road- 59C  
1a Victoria Road- 60D





## VICTORIA BRIDGE

, CF64 2AN - £415,000

 2 Bedroom(s)  1 Bathroom(s)  1470.00 sq ft

Penarth is an affluent seaside town located approximately 2 miles west of Cardiff City Centre.

This retail / residential investment, which comprises two ground floor shops with a large two bedroom flat with separate access, occupies a prominent position on Victoria Bridge, close to the main retailing pitch of Windsor Road and a short walking distance from Dingle Road Train Station.

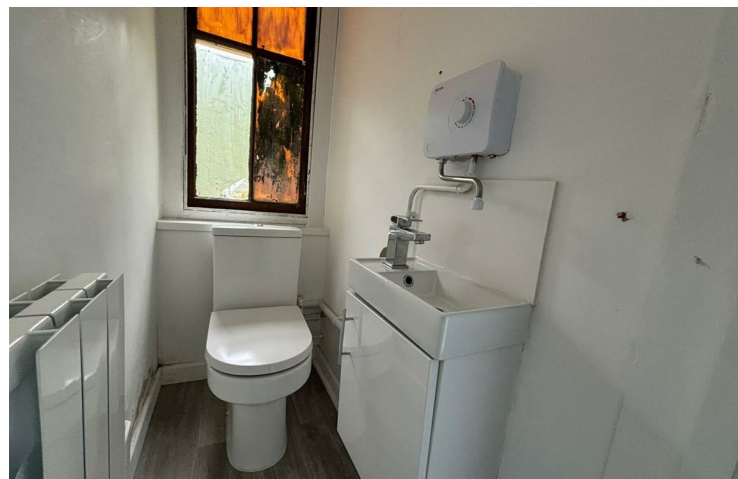
**1 Victoria Bridge**  
Currently occupied by Sweet Peony Floral Design comprising 325 sq ft. The tenant is currently on a 1 month rolling basis. Current rent is £5400pa although market rent is closer to £6200pa.

**2 Victoria Bridge**  
Currently Vacant, market rent is circa £6200 per annum.

**1A Victoria Bridge**  
Large 2 bedroom flat with rear courtyard fitted to a very high specification. The tenant is currently on a rolling AST. Market Rent is circa £14,400 per annum.



**PROPERTY SPECIALIST**  
Mrs Lisa Attwell  
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Business Development



1-2 Victoria Bridge, Railway Terrace, Penarth, CF64 2AN



Total Area: 136.5 m<sup>2</sup> ... 1470 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



Victoria Bridge, Penarth



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	