



2 Plymouth Road, Penarth, CF64 3YN

FOR SALE / TO LET

TOWN CENTRE PERIOD BUILDING

3,903 sq ft (362.59 sq m)

- + Car park at rear
- + Freehold
- + A2 planning use

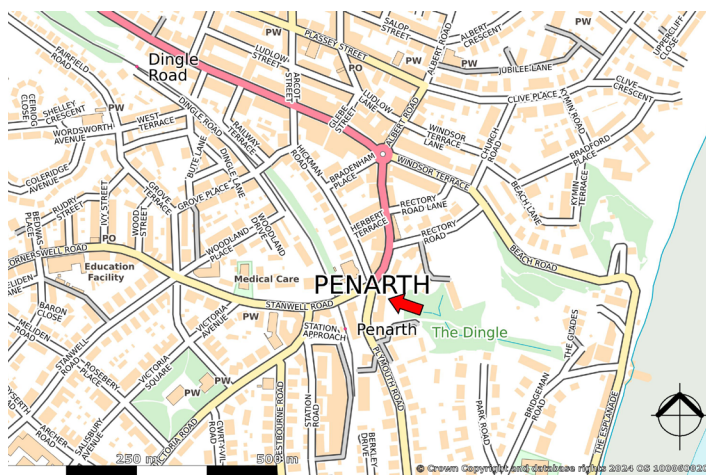
029 2081 1581

www.emanuel-jones.co.uk

LOCATION

Penarth town is located approximately 3 miles south of Cardiff city centre and is regarded as one of the most affluent areas in the Vale of Glamorgan. Access between Cardiff and Penarth is via the A4232 Link Road.

The property occupies a prominent position on Plymouth Road, adjacent to the intersection with Stanwell Road and Hickman Road and only a short walk to Penarth train station. Notable occupiers in close proximity include the Railway Hotel, Westbourne School, Glendale Hotel and Smile Studio Dental Practice.



DESCRIPTION

The available property is an imposing Grade II period building located in Penarth's conservation area. The property dates back to the late 19th century where it was originally built as a residential dwelling but soon passed to commercial use. The property has operated for several decades as a bank.

The property comprises sales area at ground floor level with basement ancillary storage and strong room. The first floor was most recently used as staff break out, WC's and offices whilst the second and third floors were left vacant.

There is a car park at the rear of the property capable of accommodating approximately 6 vehicles.

ACCOMMODATION

The property has been measured on a net internal area and provides the following areas;

Basement (Ancillary)	780 sq ft		(72.46 sq m)
Basement (Strong Room)	257 sq ft		(23.88 sq m)
Ground Floor (Sales)	824 sq ft		(76.55 sq m)
Ground Floor (Ancillary)	396 sq ft		(36.79 sq m)
First Floor (Ancillary)	563 sq ft		(52.30 sq m)
Second Floor (Ancillary)	746 sq ft		(69.31 sq m)
Third Floor (Ancillary)	337 sq ft		(31.30 sq m)
Total	3,903 sq ft	 	(362.59 sq m)

Indicative plans are available on request.

USE

The property benefits from A2 (bank) planning use.

There is potential for alternative uses subject to planning.

TENURE

Freehold.

PURCHASE PRICE

Price on application for the freehold interest with full vacant possession.

RENT

Price on application.

BUSINESS RATES

We are informed that the rateable value of the property is £34,750.

The rates payable for year 23/24 are approximately £18,591. Interested parties should rely on their own enquiries with the Local Authority.

EPC

The property has an energy performance certificate in Band D. Further details on request.

VAT

We understand that the property has not been elected for VAT.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

ANTI MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002, Emanuel Jones may be required to establish the identity and source of funds for all parties to property transactions.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rhys Williams / Carlo Piazza
Email: rhys@emanuel-jones.co.uk
carlo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

emanueljones
chartered surveyors
029 2081 1581
6 TY-NANT COURT MORGANSTOWN CARDIFF CF15 8LW

March 2024

**2 Plymouth Road,
Penarth, CF64 3YN**

Subject to contract & availability. Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contact. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.