



## 3 Herbert Terrace, Penarth, CF64 2AH

**TO LET / FOR SALE**  
**TOWN CENTRE OFFICE**  
**1,589 sq ft (147.62 sq m)**

- + To Let / For Sale
- + Excellent town centre location
- + Potential for alternative uses, STP

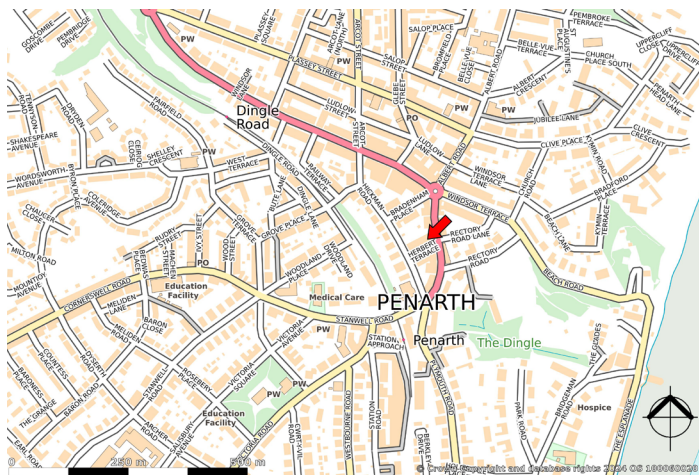
029 2081 1581



**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 is situated on Herbert Terrace. It is well located and can be accessed via the A4160, serviced by a number of bus routes and is a short 5-minute walk from Penarth train station. The property also benefits from being in close proximity to amenities such as Waterloo Tea, Coffee #1 and Tesco Express.



**DESCRIPTION**

The property is a mid-terrace period office building configured to provide office accommodation on ground and first split into cellular rooms with additional storage on the second floor. It benefits from the following specification;

- + Solid carpeted floors
- + Gas central heating with perimeter radiators
- + WC facilities at ground and first floor
- + Kitchen facilities

**ACCOMMODATION**

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

Ground Floor	640 sq ft		(59.46 sq m)
First Floor	605 sq ft		(56.20 sq m)
Second Floor	344 sq ft		(31.96 sq m)
<b>TOTAL</b>	<b>1,589 sq ft</b>	<b> </b>	<b>(147.62 sq m)</b>

**CAR PARKING**

There is a car park at the rear capable of accommodating 4 vehicles double parked.

**USE**

The property currently benefits from B1 Office use. There is potential for alternative uses, subject to planning.

**RENT / SALE PRICE**

Price on application.

**LEASE TERMS**

The property is available on the basis of a new lease for a term of years to be agreed.

**BUSINESS RATES**

We are informed that the rateable value of the property is £13,750. Using the 2023/24 UBR (0.535) the rates payable are £7,356.25.

Interested parties should rely on their own enquiries with the Local Authority.

**EPC**

To be assessed.

**VAT**

The property is **not** VAT elected.

**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**

March 2024

**3 Herbert Terrace,  
Penarth, CF64 2AH**

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.