



Commercial

hrt
herbert r thomas

incorporating
**rawlins
& madley**

FOR SALE - NEW PRICE

Prominently located
Mixed Investment
Opportunity with
Development Potential

94, 96 and 98 Cardiff Road, Llandaff,
Cardiff, CF5 2DT

hrt.uk.com

94, 96 and 98 Cardiff Road, Llandaff, Cardiff, CF5 2DT

Guide Price for the entirety

£975,000 Subject to Contract

Units also available individually by negotiation



Location

For Sat Nav users: Postcode CF5 2DT

The property is located in a prominent position on the corner of Cardiff Road and Western Avenue. Llandaff Village Centre which offers a range of shops, cafés and Public Houses, is within a short walking distance, as is Llandaff Fields and Cardiff Metropolitan University.

Cardiff City Centre is within approximately 1.5 miles and the M4 Motorway (Junction 32) is within approximately 3 miles.

A bus stop is located in close proximity to the property serving the Circle Route and Cardiff City Centre. Rail stations are located at Danescourt (1.5 miles), Llandaff North (2 miles) and Fairwater (1 mile).

Description

The investment comprises a two storey terrace of 94, 96 and 98 Cardiff Road, 98 Cardiff Road being the prominent peninsular unit with frontage to both Cardiff Road and Western Avenue.

Accommodation

	sq.m	sq.ft
94 Cardiff Road	116.25	1,251
96 Cardiff Road	101.39	1,092
98 Cardiff Road	170.22	1,832
Total NIA	387.86	4,175

Please note all measurements are approximate and have been undertaken on a Net Internal Area (NIA) basis.

Parking for up to 18 vehicles.

Price

The property is offered for sale by private treaty. Subject to contract, offers are sought based upon a guide price of £975,000.

Consideration will also be given to sale of the properties on an individual basis - guide prices on application.

Anti-Money Laundering (AML) Regulations

The successful purchaser will be required to provide relevant information to satisfy the agents AML statutory requirements when Heads of Terms are agreed.

VAT

The Seller has not elected to charge VAT on the sale proceeds, but reserves the right to do so.

Tenure/Terms

Address	Tenancy Details
94 Cardiff Road - Ground Floor	Let on a residential periodic standard occupation contract at £760 PCM
94 Cardiff Road - First Floor	Let on a residential periodic standard occupation contract. Current rental £1050PCM
96 Cardiff Road - Ground Floor	Holding over lease at £5,720 per annum
96 Cardiff Road - First Floor	Let for 5 years as of Dec 2023 at £8,000 per annum
98 Cardiff Road - Ground Floor	Let for 10 years as of Oct 2020 at £16,000 per annum
98 Cardiff Road - First and Second Floors	To be vacated upon completion Estimated rental value £8,000 - £10,000 per annum

Further details are available upon request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Rateable Value/Council Tax

Ground floor 94 Cardiff Road - C - £1,524.93

First floor 94 Cardiff Road - C - £1,524.93

Ground floor 96 Cardiff Road - £7,300

First floor 96 Cardiff Road - £7,700

Ground floor 98 Cardiff Road - £9,900

First and second floors 98 Cardiff Road - £6,000

EPC

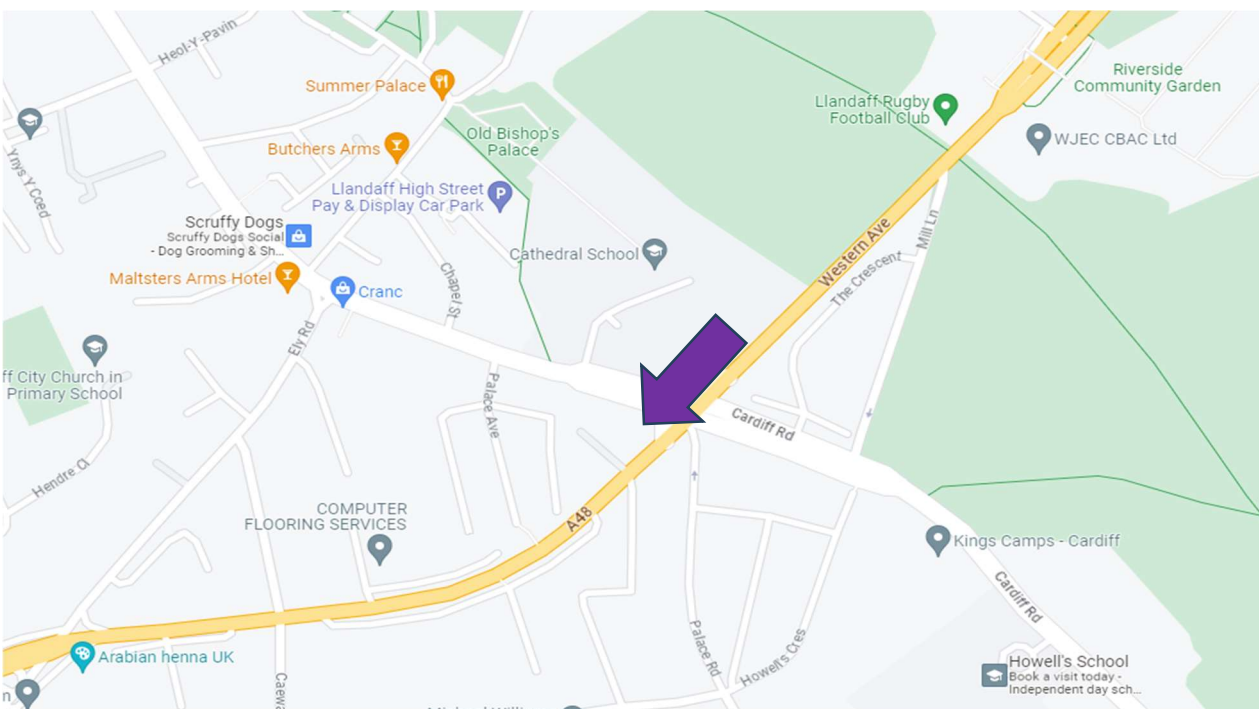
Ground floor 94 Cardiff Road - C - 70

First floor 94 Cardiff Road - C - 69

96 Cardiff Road - D - 90

Ground floor 98 Cardiff Road - B - 43

First and second floors 98 Cardiff Road - C - 66



Viewing Arrangements

Strictly by appointment only through the sole selling agents.

Contact: Jeremy Rawlins
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Paul Madley
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These particulars are believed to be accurate, but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.