

Commercial

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**rawlins
& madley**

For Sale

42 & 42A,
Station Road, Llanishen,
Cardiff, CF14 5LT
hrt.uk.com



42/42a Station Road, Llanishen, Cardiff, CF14 5LT

- Well Located Freehold Investment with
extensive car parking

Guide Price of **£295,000** (Subject
to Contract)



Location

For Sat Nav users: Postcode CF14 5TL

The property is prominently located on Station Road being in the main heart of the village of Llanishen.

There are comprehensive local shopping facilities within the shopping precinct which is also served by local bus and train facilities. Cardiff city centre lies within 4 miles to the south and access onto junction 32 of M4 motorway, approximately 2 miles to the West.

Description

The property comprises a mid-terrace building with retail to the ground floor and a beauty clinic to the first & second floors.

The lock-up shop provides kitchen facilities and a toilet with access to the rear. The upper floors benefit from a separate front and rear entrance.

Large car park to rear providing 7 formal parking spaces, but with capacity for a greater number. The car park is shared with the adjacent owner under a deed of mutual covenant. Full details are available on request.

Accommodation

42 Station Road, Llanishen

	sq.m	sq.ft
Ground Floor Retail (42)	51.38	553
First & Second Floor (42a)	46.70	504
Total NIA	90.08	1,057

Please note all measurements are approximate and reflects a Net Internal Area (NIA)

Price

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Tenure

Freehold, subject to existing leases.

The ground floor shop is leased to a Florist under a lease at £12,000 per annum for a 3-year term expiring in August 2027.

The first and second floor are currently occupied as a beauty clinic under a lease at £8,000 per annum for a 5-year term expiring in November 2028. A licence has been granted permitting a co-terminus letting of part.

Full details are available on request.

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

All figures are quoted exclusive of VAT.

Legal Costs

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

Rateable Value

Interested parties are advised to make their own enquiries with the Cardiff Council in order to verify.

2024/2025 Rateable Value:

- Ground Floor - Retail £11,250.
- 1st & 2nd Floor - Office £5,800.

The business multiplier for Wales 2024/2025 is 0.56p in the pound.

EPC

EPC Rating - C (Ground Floor)
- E (First & Second Floor)

The Energy Performance Certificate is available on request.

Viewing Arrangements

Contact: Jeremy Rawlins

Tel: 07855 776752

Email: jeremyrawlins@hrt.uk.com

Contact: Will Gamlin

Tel: 07534 903539

Email: williamgamlin@hrt.uk.com

Viewing strictly by
appointment through
Herbert R Thomas

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incorporating
**rawlins
& madley**

11-12 Jellicoe Court, Atlantic Wharf,
Cardiff, CF10 4AJ
02922 671555
sales@hrt.uk.com

hrt Est. 1926



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.

