

# Richmond House, 3 Herbert Terrace

Penarth, Vale of Glamorgan, CF64 2AH



An attractive three storey terraced property of stone construction, currently classified as offices (B1), vacant and most recently used as office space for one business. Full of original features and offering an excellent opportunity to purchase as a commercial premises or, subject to planning permission, it could be converted back to residential or a mixture of the two in a central location in this popular town. The property comprises three ground floor rooms plus kitchen and cloakroom along with a further six rooms, cloakroom and store room on across the first and second floors. Front area, and off road parking to the rear. Original features throughout. No chain. EPC: D.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£525,000**

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
Tel: 029 20 702622 | [info@davidbaker.co.uk](mailto:info@davidbaker.co.uk) | [www.davidbaker.co.uk](http://www.davidbaker.co.uk)

## Accommodation

### Ground Floor

#### **Porch** 4' 0" x 3' 7" (1.23m x 1.09m)

Original wooden front door with semi-circular window above. Original cornice, tiled floor and wooden inner door to the hall.

#### **Entrance Hall**

Fitted carpet. Original cornice, arch and staircase to the first floor. Central heating radiator. Under stair cupboard. Doors to the front room, middle room, cloakroom and third ground floor room.

#### **Room 1** 14' 9" into recess x 16' 0" into bay (4.5m into recess x 4.88m into bay)

Fitted carpet. uPVC double glazed bay window to the front with original wooden panelling. Original cornice and picture rails. Central heating radiator. Power points and phone points.

#### **Room 2** 12' 10" into recess x 14' 8" (3.92m into recess x 4.46m)

Fitted carpet. Original cornice and picture rails. Central heating radiator. Wooden single glazed window to the rear. Power points. Phone point.

#### **Cloakroom** 4' 8" x 4' 6" (1.42m x 1.36m)

Tiled floor. WC and wash hand basin. Wooden sash window to the side.

#### **Room 3** 11' 0" x 14' 8" (3.36m x 4.47m)

Fitted carpet. Central heating radiator. Two original wooden sash windows to the side. Door to the kitchen.

#### **Kitchen** 8' 10" plus cupboards x 9' 6" (2.68m plus cupboards x 2.89m)

uPVC double glazed window and door to the rear. Two built-in cupboards. Single bowl stainless steel sink with drainer and storage below. Power points. Wall mounted gas boiler. Vinyl floor.

### First Floor

#### **Landing**

Half landing and full landing, both with fitted carpet, original cornice, deep skirting boards and doors to the four rooms and cloakroom.

#### **Room 4** 19' 3" into recess x 12' 9" (5.86m into recess x 3.88m)

A spacious room across the full width of the front of the property. Two uPVC double glazed sash windows to the front. Fitted carpet. Original cornice and picture rails. Central heating radiator. Power points. Phone point. This room has been most recently used as an office would be a very good main bedroom following conversion back to a residential dwelling.

#### **Room 5** 12' 10" into recess x 14' 7" (3.91m into recess x 4.44m)

Fitted carpet. Original wooden sash window to the rear. Central heating radiator. Original skirting boards and wooden fire surround. Power points. Phone point.

#### **Room 6** 12' 0" x 10' 0" plus area to doorway (3.66m x 3.06m plus area to doorway)

Another potential double bedroom or office to the rear of the office, with original wooden sash window. Fitted carpet. Central heating radiator. Power points. Phone point.

#### **Cloakroom** 4' 9" x 3' 10" max (1.45m x 1.18m max)

Vinyl floor. WC and wash hand basin. Original wooden sash window to the side.

#### **Store Room** 8' 0" x 5' 9" max (2.43m x 1.74m max)

Timber floor. Fitted shelving. Original wooden sash window to the side. This room could be combined with the cloakroom to form a larger bathroom should the property be converted back to a residential dwelling.

## Second Floor

### Second Floor Landing

Timber floor. Skylight to the rear. Power point. Doors to each of the three rooms.

### Room 7 11' 6" into recess x 14' 7" (3.5m into recess x 4.44m)

Timber floor. uPVC double glazed window to the front. Original cast iron fire surround. Power points.

### Room 8 7' 5" x 11' 4" (2.26m x 3.46m)

Timber floor. Velux window to the front.

### Room 9 13' 0" into recess x 13' 5" (3.97m into recess x 4.08m)

The largest of the three second floor rooms. Timber floor. Original wooden window to the rear.

## Outside

### Front

Raised front area laid to paving with pathway to the front door.

### Rear

Off road parking for up to four vehicles, accessed from the kitchen.

## Additional Information

### Tenure

We have been informed by the vendor that the property is held on a freehold basis.

### Property Use Class

The property has B1 planning use (Offices) but there is potential to change, subject to planning, for alternative uses that could include residential.

### Business Rates

The rateable value for the building is currently £15,500, which equates to 2023/24 business rates of £7,734.50 before taking into account any rate relief (75% small business discount), and £1,933.63 with relief. The total amount of government funded relief available for any property under this scheme for 2023-24 is 75% of the relevant bill. ([businesswales.gov.wales](http://businesswales.gov.wales)).

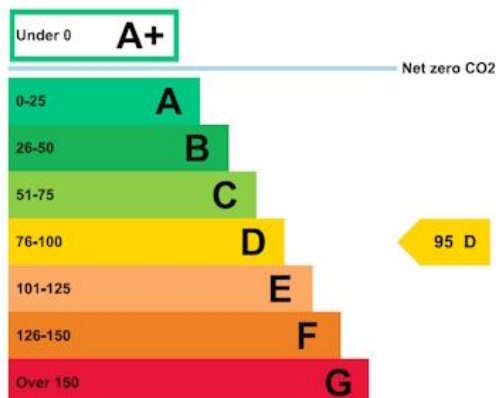
### Notes

The property is available with vacant possession.

### Approximate Gross Internal Area

2034 sq ft / 189 sq m

### Energy Performance Certificate





## Floor Plan



This drawing is for illustrative purposes only (not to scale)  
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