



SANQUHAR STREET
SPLOTT



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SPLOTT, CF24 2AD - ASKING PRICE £295,000

** Commercial Investment opportunity **

A great opportunity to enquire a freehold corner property, currently mixed use with a commercial shop / convenience store front, flat above and rear "coach house". Currently fully rented, with a total £19,800 per year income, but this could be improved to reflect modern rents. Located a short distance from Cardiff city centre.

Please enquire for further details.



4 Bedrooms



3 Bathroom(s)

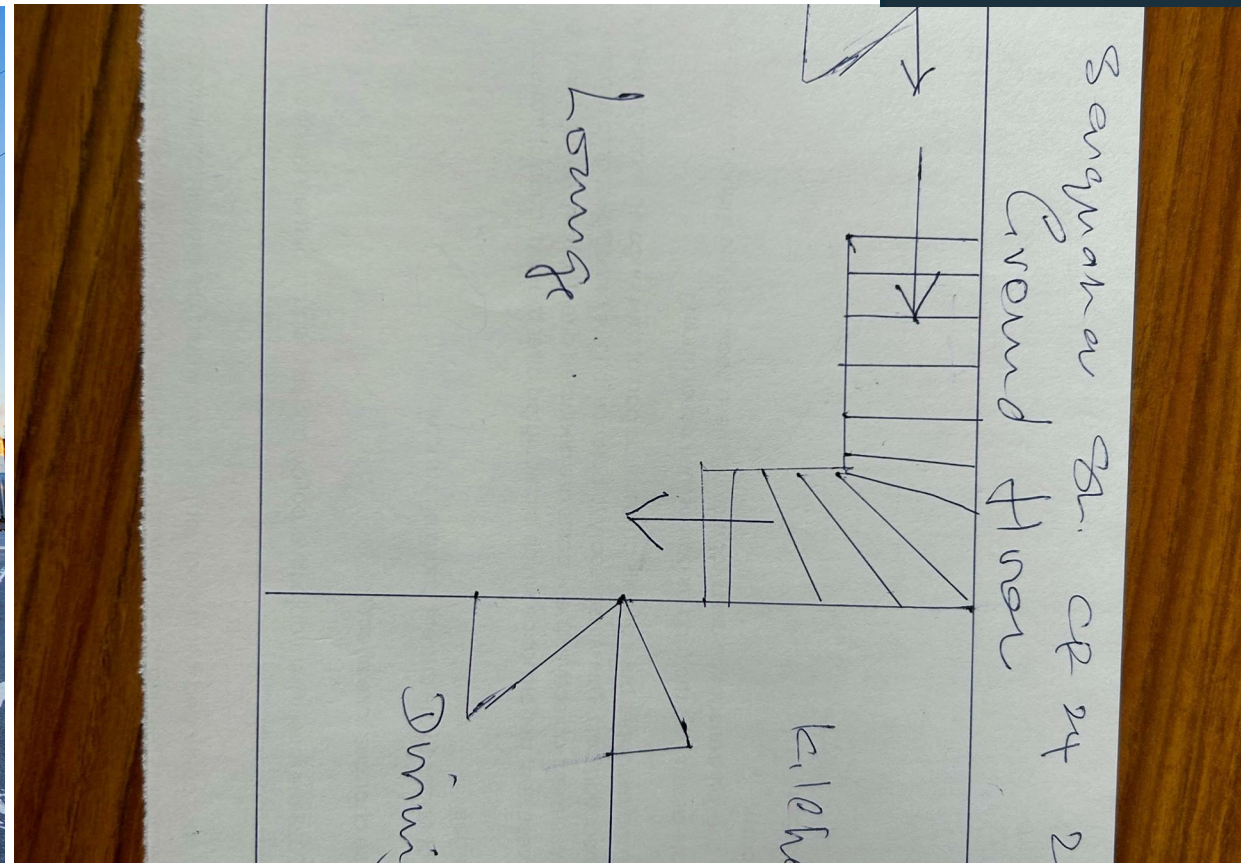


sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Mr Ramzy Bancroft
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Shop

Currently Rented at £6,000 per year, fully heated/air conditioned, but this can be improved upon

Flat

2 Bedrooms, lounge & kitchen, fully central heated – Rent payable £500 pm, but this can be improved upon

Rear coach house

Three bedroom with kitchen and dining, fully central heated with garden – rent payable £650 pm, but this can be improved upon

Tenure

We have been informed by the owner that its Freehold, but this is to be confirmed by your solicitor

Total Rent

The property is currently rented with £19,800 per year , but we believe this could be improved upon

CARDIFF'S HOME FOR
STYLISH SALES
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JeffreyRoss