



An attractive and substantial detached Grade II listed building with car parking.

20 CATHEDRAL ROAD, PONTCANNA, CARDIFF. CF11 9LJ

Currently in use as offices, its layout and prime location offers an exciting redevelopment opportunity, which subject to planning, has potential for conversion into a number of uses.





An attractive and substantial detached Grade II listed building for sale freehold with vacant possession.

- 6,391 sq ft / 594 sq m
- B1 office use
- Many original features
- Meetings rooms and open plan office space

- Maintained and presented to a high standard
- 14 car parking spaces
- Rear gated access to Bute Park
- 650 metres to Cardiff City Centre
- 1250 metres to Cardiff Central Station

Location

Located on the prestigious Cathedral Road in the upmarket suburb of Pontcanna on the outskirts of Cardiff City Centre. Pontcanna offers comprehensive amenities including an array of independently owned shops, boutiques, fine restaurants and bars.

CADW Grade 1 Listed Bute Park is accessible by a gate to the rear of the car park.

No.20 is part of a group of fine Victorian houses at the southern end of Cathedral Road.

It is one of the earlier beautiful villa residences built by the Bute Estate for the new class of successful businessmen in Cardiff c.1880. No.20 is one of a small number to survive little altered.

The Property

This charming three storey detached property has striking features to include a semi-circular bay window on the first two floors with balcony balustrade above, four storey tower and five imposing red brick chimney stacks. Elevations are sandstone with Bath stone dressings beneath a Welsh slate roof.

Repair work to the roof has been undertaken by the current owners to include the replacement of a flat roof. The interior benefits from an abundance

of natural light due to its large windows. Frames are typically sliding sash. Externally, the property has a forecourt to the front which can accommodate four to five cars if double parked. To the rear, there is a bank of eight car parking spaces along the western boundary.

Accommodation

The side entrance door provides access into a large entrance hall with grandeur hardwood staircase which sweeps to each floor above.

On the ground floor, there are a number of office rooms with kitchen and toilet facilities.

The first and second floors are more open plan with rooms running from front to back.

From the second floor, a quaint staircase runs to a bijoux room in the tower which would make an ideal home office.

Floor Areas

The property has been measured in accordance with the RICS Code of Measuring Practice (IPMS3) to have the following floor area;

Basement: 542 sq ft / 50 sq m

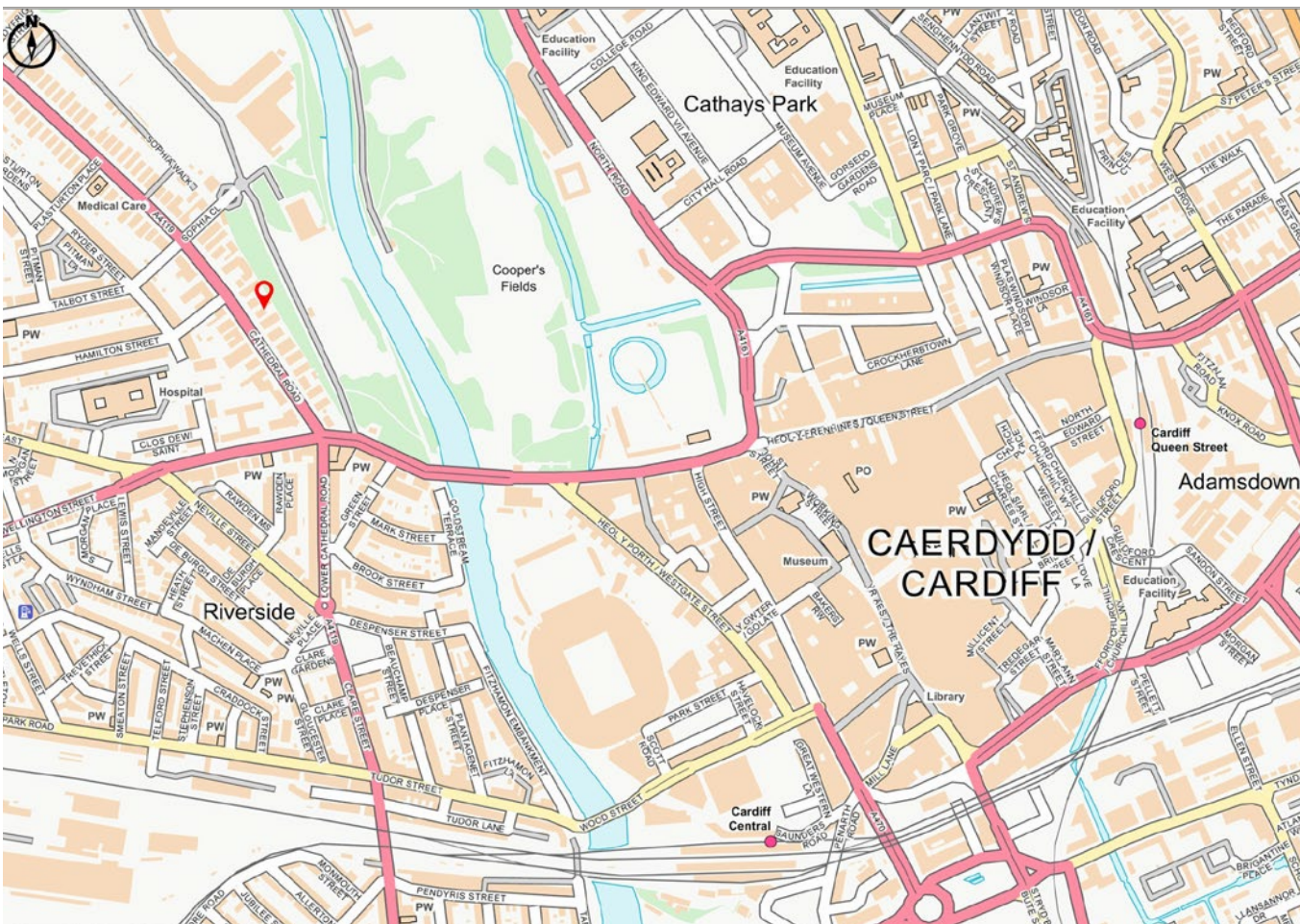
Ground Floor: 2,086 sq ft / 194 sq m

First Floor: 2,013 sq ft / 187 sq m

Second Floor: 1,655 sq ft / 154 sq m

Third Floor: 95 sq ft / 9 sq m





Planning

The property is Grade II listed and located in Cathedral Road Conservation Area.

Reason for designation states 'Included as part of a special group of late Victorian houses together with the former synagogue. They are perhaps the best example of their type remaining in Cardiff.'

Tenure

The freehold interest is being offered for sale with vacant possession available.

VAT

The property is elected for VAT.

Further Information

Access to our data room is available upon request. The information available includes the following:

- Existing floor plans
- Photographs
- Title Plan & Register
- Cardiff Council Conservation Area document
- CADW listing

All viewings are strictly by arrangement only through Savills.

Method of disposal

Unconditional offers are invited by a way of informal tender for the freehold interest.

Closing date for bids is 12 noon on Wednesday 14 August 2024.

Interested parties are asked to provide details of their bid including;

- Bid amount
- Any conditions attached to the offer
- Details of the party submitting the bid
- Lawyers details
- Timescales for exchange of contracts and completion.

Proof of funding is also advisable.





20 Cathedral Road, Pontcanna, Cardiff. CF11 9LJ



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Main House gross internal area
6,391 sq ft / 594 sq m



For identification only. Not to scale. © 240611

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