

FOR SALE: LARGE MIXED-USE BUILDING ON PROMINENT CORNER PLOT

FORMER SALVATION ARMY COMMUNITY CENTRE

Walker Road, Cardiff, CF24 2EG



Key Highlights

- 5,974 sq ft (555 sq m) GIA
- 0.17 acres / 0.07 hectares
- c.1.2 miles east of Cardiff city centre
- Situated in established residential area
- 150m from Splott Industrial Estate
- 0.8 miles to Central Link (A4234)
- Freehold with vacant possession
- Redevelopment opportunity subject to planning

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LOCATION AND SITUATION

The property is situated in the established suburb of Splott, which is a popular residential area due to its proximity to Cardiff city centre.

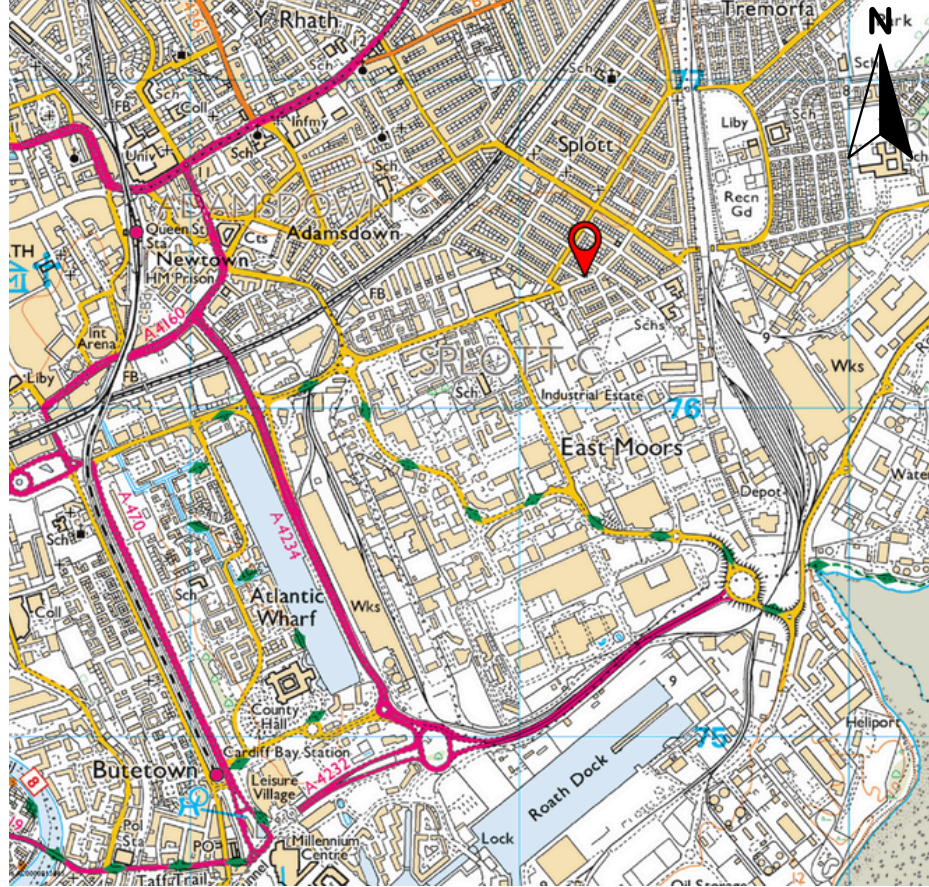
Splott is 0.8 miles from the Cardiff Central Link which connects to the A4232 and Junction 33 of the M4.

Cardiff Queen Street is the nearest train station, 1.1 miles to the west. A regular bus service runs from Walker Road into the centre of Cardiff.

The nearest local amenities are on Splott Road and a Lidl is located on East Tyndall Street.

Local schools include Moorland Primary School (0.2 miles), Ysgol Glan Morfa School (0.4 miles) and Willows High School (0.7 miles).

The property occupies a prominent position on the corner of Walker Road and Janet Street which has residential uses to both sides. Janet Street comprises traditional Victorian terraced housing. There is a purpose built housing association scheme to the north which fronts Walker Road.



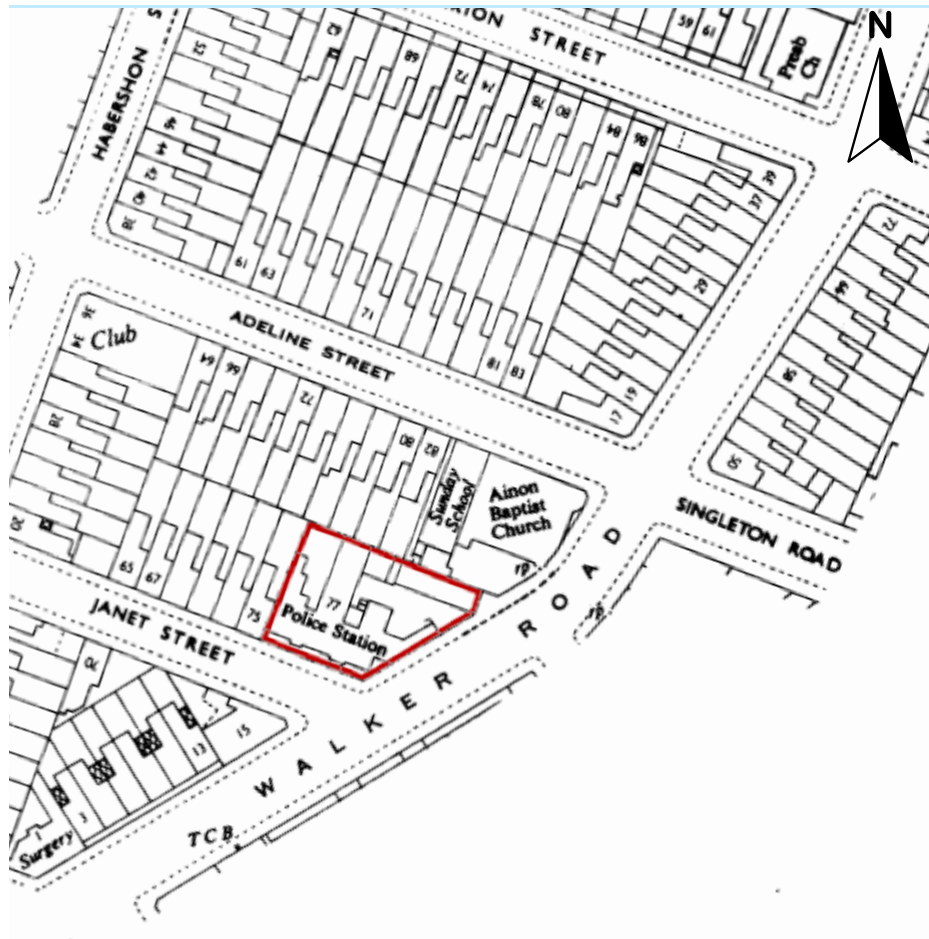
DESCRIPTION

Purpose built as a police station in the 1970s, it comprises substantial ground floor accommodation. There is also a three bedroom apartment on the first floor which has a private roof terrace and internal/ external access.

The Salvation Army acquired the property in 1983 and it has since been used for religious and community purposes.

At ground floor level, there is a main hall, offices, a commercial kitchen, toilets, and a former café and shop. To the side elevation there is a full height (5m) roller shutter providing access to an internal loading bay.

There is a small forecourt to the front of the property off Janet Street and a small rear courtyard with private pedestrian access off Walker Road.



FLOOR AREA	SQ FT	SQ M
Ground Floor	5,018	466
First Floor	956	89
TOTAL	5,974	555

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PLANNING

Given the number of uses the building performs, we categorise the building as being a mix of A1 (shops), A3 (food and drink), C3 (dwellinghouses) and D1 (non-residential institutions).

However, interested parties are to make their own planning enquiries with the Local Planning Authority.

EPC

EPC rating: F (146)

VAT

The property is not elected for VAT.

FURTHER INFORMATION

Information available includes the following:

- Floor plans
- Photographs
- EPC
- Asbestos Report
- Land Registry title and plan

VIEWINGS

Strictly by appointment only.

TENURE

The freehold interest in the property is being offered for sale with vacant possession.

METHOD OF DISPOSAL

Offers are invited by way of informal tender for the freehold interest.

Closing date for bids midday 28 August 2024.

Interested parties are asked to submit the following information via email to caroline.jones@savills.com and/ or matt.allen@savills.com:

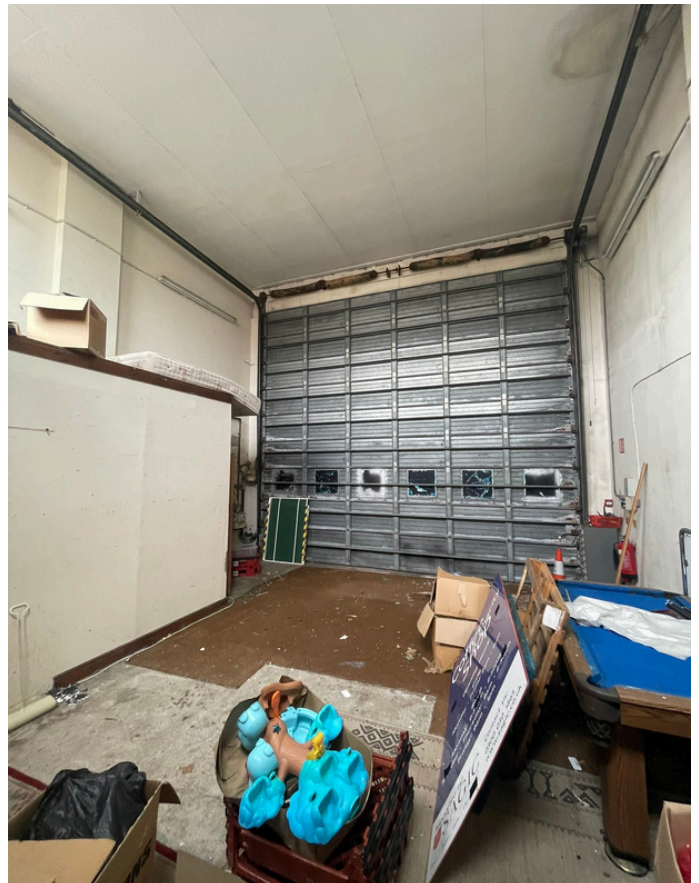
- Offer amount
- Conditions, if any
- Name & address of party submitting the bid
- Solicitors details
- Timescales for exchange and completion
- Proof of funding

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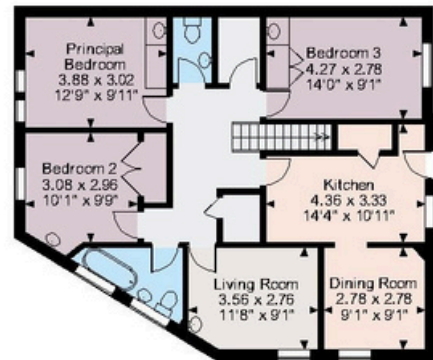
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Salvation Army, Walker Road, Cardiff
Ground Floor gross internal area = 5,018 sq ft / 466 sq m
First Floor gross internal area = 956 sq ft / 89 sq m
Total gross internal area = 5,974 sq ft / 555 sq m



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

CONTACTS

For further information please contact:

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Matt Allen

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