

176 Corporation Road,

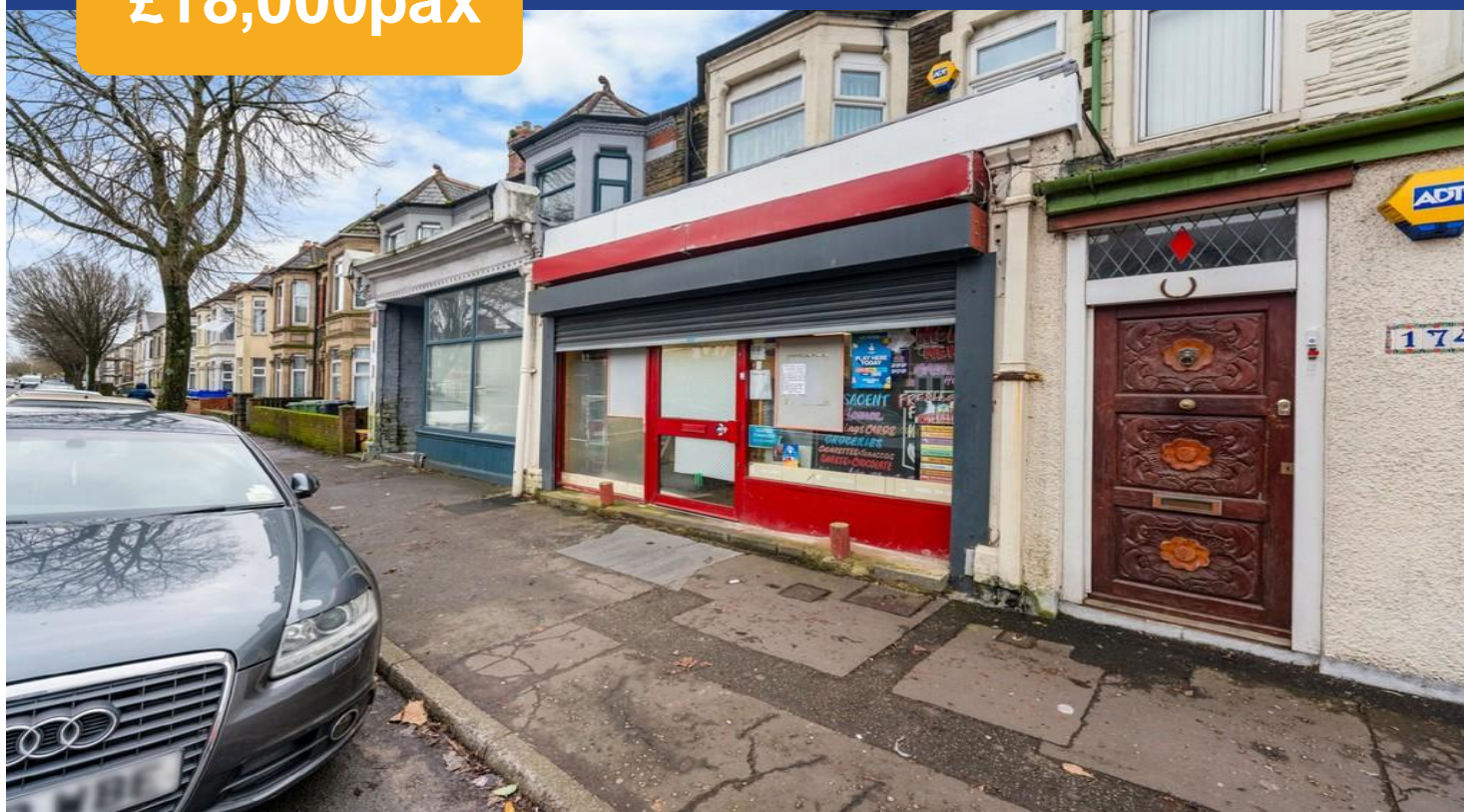
Cardiff. CF11 7AY



Estate Agents and  
Chartered Surveyors

Asking Rent

**£18,000pax**



Retail Gross Floor Area  
38.75 Sq.m. (417 sq.ft.)

**MIXED USE/RETAIL UNIT WITH LIVING  
ACCOMMODATION**

# Property Description

A two - storey terraced property comprising a retail unit (previously utilised as an Off-licence/Newsagents/Lottery and Parcel Services) with 4 bedroom residential accommodation plus basement. There is also a single storey lean-to extension to the rear of the retail unit leading to the yard area and rear lane access.

Tenure

Leasehold

Energy Efficiency Rating B & D

Floor Area Approx 38.75 Sq.m. (417 sq.ft.)

Viewing

By appointment only

## Location

Grangetown is a suburb of Cardiff one mile to the West of the City Centre and in close proximity to Cardiff Bay, Mermaid Quay Festival Shopping and Restaurant Complex, Atlantic Wharf Leisure Village, The Welsh Assembly, Wales Millennium Centre and also the Cardiff Bay Sports Village.

Corporation Road is a main thoroughfare route linking Penarth Road and Cardiff Bay. There is swift access to the M4 motorway at Junction 33 via the Butetown Link Road (A4232) dual carriageway which is approximately ¼ mile from the subject property.

## Accommodation

The accommodation briefly comprises:

**Ground Floor Retail Unit** 38.75 sq.m. (417 sq.ft.)  
(to include storage room)

4 bed living accommodation

### Basement

Storage/Office  
WC Facility

### Ground Floor Rear

Living area  
Kitchen leading to  
Lean-to utility room

### First Floor Front

Bedroom 1  
Bedroom 2

### First Floor Rear

Bedroom 3  
Bedroom 4  
Bathroom

## Tenure/Terms

The accommodation is available on an Effectively Full Repairing and Insuring basis for a flexible term of years to be negotiated.

## Energy Performance Certificate

The subject property has an EPC rating of:

**Commercial Energy Efficiency Rating B : 47**

**Residential Energy Efficiency Rating D : 59**

Copy certificates available on request.

## Rateable Value

It is advised that interested parties make their own enquiries with the Commercial Rates Department on 029 20 871491/2 and the council tax band is listed as Band D.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

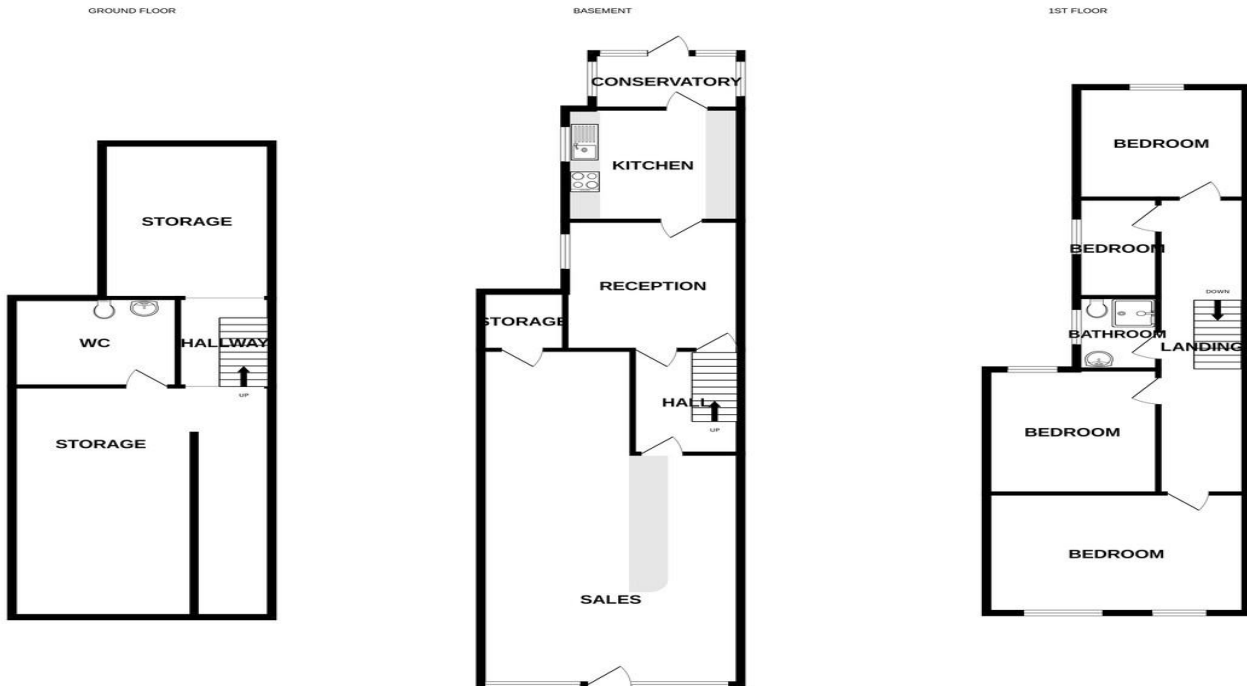
## VAT

All figures are quoted exclusive of V.A.T. where applicable.

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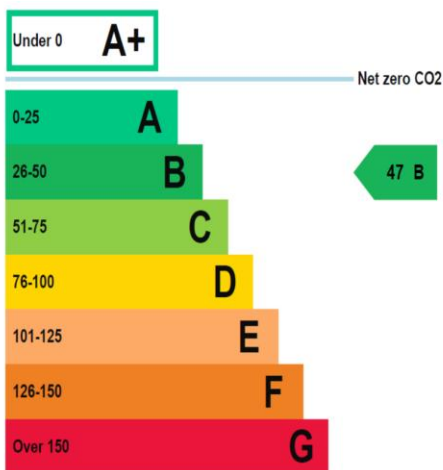


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**PLEASE NOTE PLANS ARE NOT TO SCALE AND ARE FOR IDENTIFICATION PURPOSES ONLY**

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

**Cardiff 029 2046 5466**

13 Mount Stuart Square, Cardiff Bay, Cardiff,  
South Glamorgan, CF10 5EE



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