

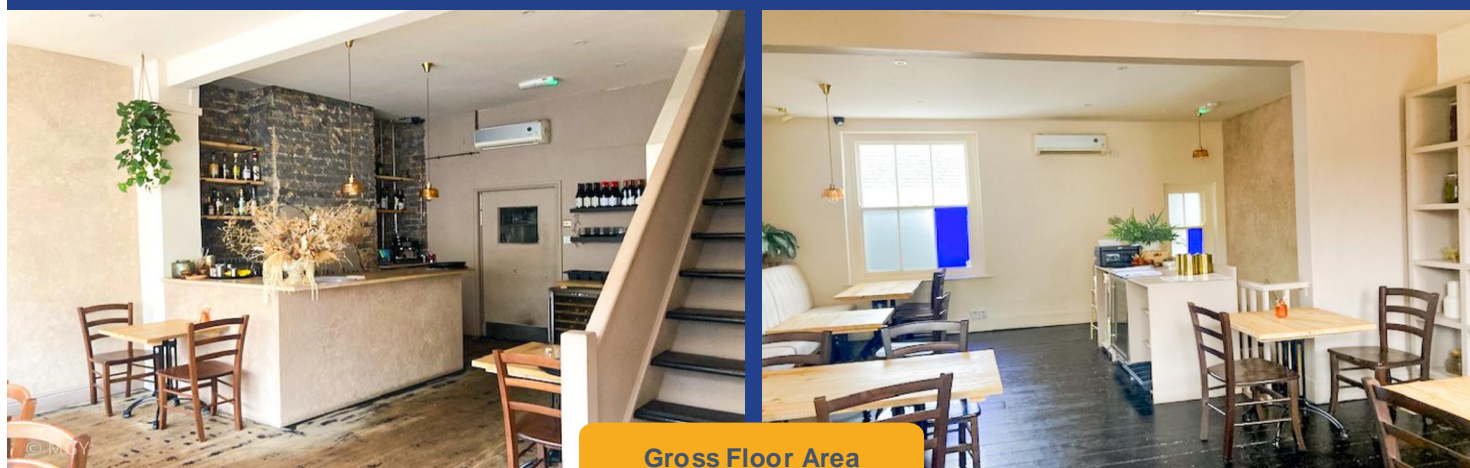
Former Restaurant/Café,
11 Kings Road, Pontcanna,
Cardiff. CF11 9BZ

Asking price

£240,000



Estate Agents and
Chartered Surveyors



Gross Floor Area
98.37sq.m.(1,059 sq.ft)

Restaurant/Café Over 2 Floors
(can be used for a variety of uses subject to the necessary consents)

SOUGHT AFTER LOCATION WITHIN CLOSE PROXIMITY TO BUSY SHOPPING AREA

Property Description

This ground and first floor A3 retail unit benefits from prominent almost floor to ceiling glazed street frontage and is currently fitted throughout as a café/restaurant. There is restaurant seating plus bar to the ground floor with kitchen/preparation area to the rear. There is additional restaurant covers to the first floor. There is a W.C./Cloakroom to the ground floor of the property.

The property benefits from wooden flooring, drop lighting and air conditioning units to both floors. The kitchen has linoleum flooring with access to the rear enclosed courtyard.

There is also a variety of stainless steel industrial kitchen equipment fitted to the kitchen area which may be available for a premium - further information available upon request.

Tenure

Freehold

Energy Efficiency Rating **B : 43**

Floor Area Approx

98.37 SQ.M. (1,059 SQ.FT.)

Viewing

By appointment only

Location

The subject property is located within the well regarded suburb of Pontcanna to the Southern end of Kings Road within close proximity to Cowbridge Road East (A4161) which is primarily put to Commercial use with a mix of national and local occupiers.

Other occupiers within the vicinity both national and independent include Castle Bingo, Home Bargains, The Italian Way, The Kings Castle, RSPCA Charity Shop, Subway and Richer Sounds.

Accommodation

The accommodation briefly comprises:

Ground Floor

Restaurant/Café plus

Kitchen/Preparation Area

Approximate Gross Internal Area

62.22 sq.m.(670 sq.ft.)

First Floor

Additional seating area

Approximate Gross Internal Area

36.15 sq.m.(389 sq.ft.)

Approximate Total Area

98.37 sq.m.(1,059 sq.ft.)

Tenure/Terms

Freehold with vacant possession.

Energy Performance Certificate

The subject property has an EPC rating of:

Energy Efficiency Rating

B : 43

Copy certificate 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.

Legal Costs

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

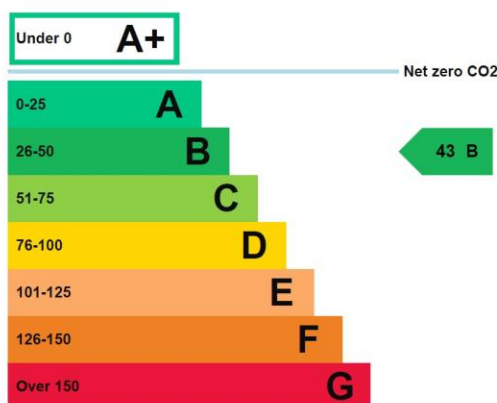
VAT

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

11 Kings Road, Cardiff. CF11 9BZ



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Cardiff 029 2046 5466

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



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