

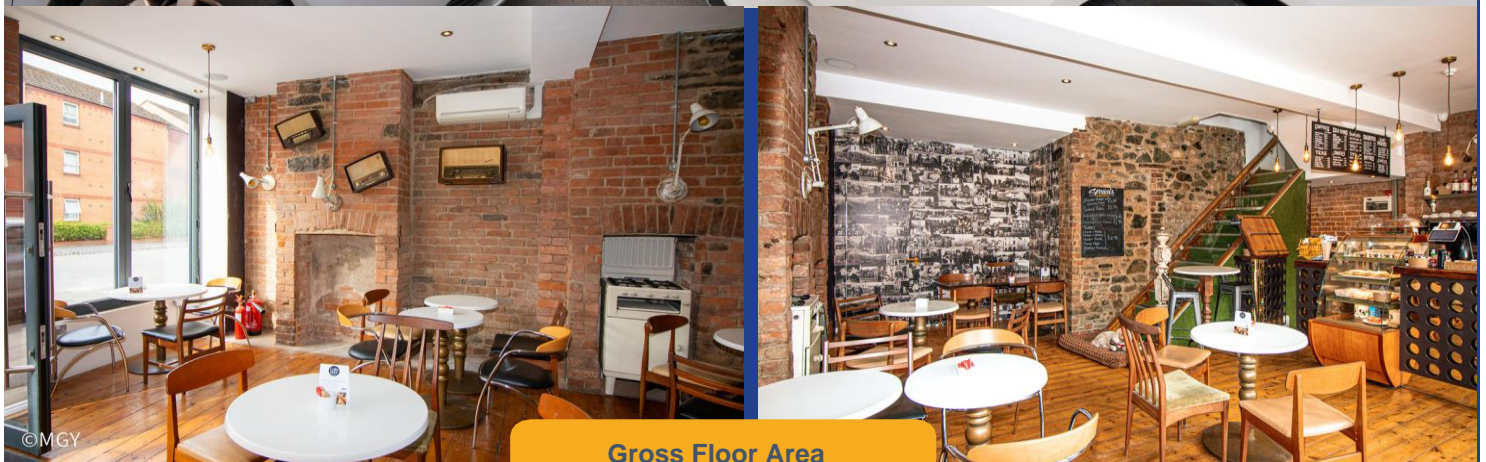
20 James Street,
Cardiff Bay. CF10 5EX



Estate Agents and
Chartered Surveyors

Asking price

£240,000



Gross Floor Area
84.62 sq.m. (910 sq.ft.)

A3 Retail/Café Unit/Potential Investment Opportunity
May be suitable for a variety of uses(subject to the necessary consents)

Property Description

20 James Street is a two storey terraced commercial property currently fitted out as an A3 café unit to the ground floor with additional open plan seating/office area plus separate office to the first floor.

The property benefits from predominantly floor to ceiling UPVC glazed shop front, inset spot and drop lighting, air conditioning units, exposed brickwork internally, wood flooring, commercial kitchen, stores and W.C. facility.

The property may be suitable for a variety of uses(subject to the necessary consents).

Tenure

Freehold

Energy Efficiency Rating

B:50

Floor Area Approx

84.62 sq.m. (910 sq.ft.)

Viewing

By appointment only

Location

The property is situated within the heart of Cardiff Bay with prominent street frontage to James Street (A4119), within close proximity to Cardiff Bay Train Station, Mount Stuart Square, The Atlantic Wharf Red Dragon Cinema/Restaurants/Leisure complex, Welsh Assembly Buildings, Cardiff Sixth Form College New development site, Wales Millennium Centre plus Mermaid Quay Waterfront with its numerous bars and restaurants.

Cardiff City Centre is approximately 1 mile to the north. There is swift access to the M4 via the A4232 Link Road.

Accommodation

The accommodation briefly comprises:

	Sq M	(Sq Ft)
Ground Floor		
Cafe/Retail Area plus WC Facility, Kitchen and Stores(unmeasured)	38.38	(413)
First Floor		
Open plan Office/ Seating Area	33.09	(356)
Office	13.15	(141)
Overall Total	84.62	(910)

Tenure/Terms

Freehold

N.B. The current tenants have expressed their wish to stay in occupation should this be of interest to any potential purchaser.

Energy Performance Certificate

The subject property has an EPC rating of:

Energy Efficiency Rating

B:50

Copy certificate available on request.

Rateable Value

Our inspection of the rating list shows the following assessment for the subject property:

Rateable Value

£ 9,500.00

Rates Payable (2024/2025)

£ 5,339.00

The current Rateable Value of the property for the period 2024/25 is based on UBR multiplier of £0.562, however, we strongly advise all interested parties they must rely on their own enquiries of the Local Authority on 029 20871491/2 to confirm the above figures and in some instances some relief may be applied.

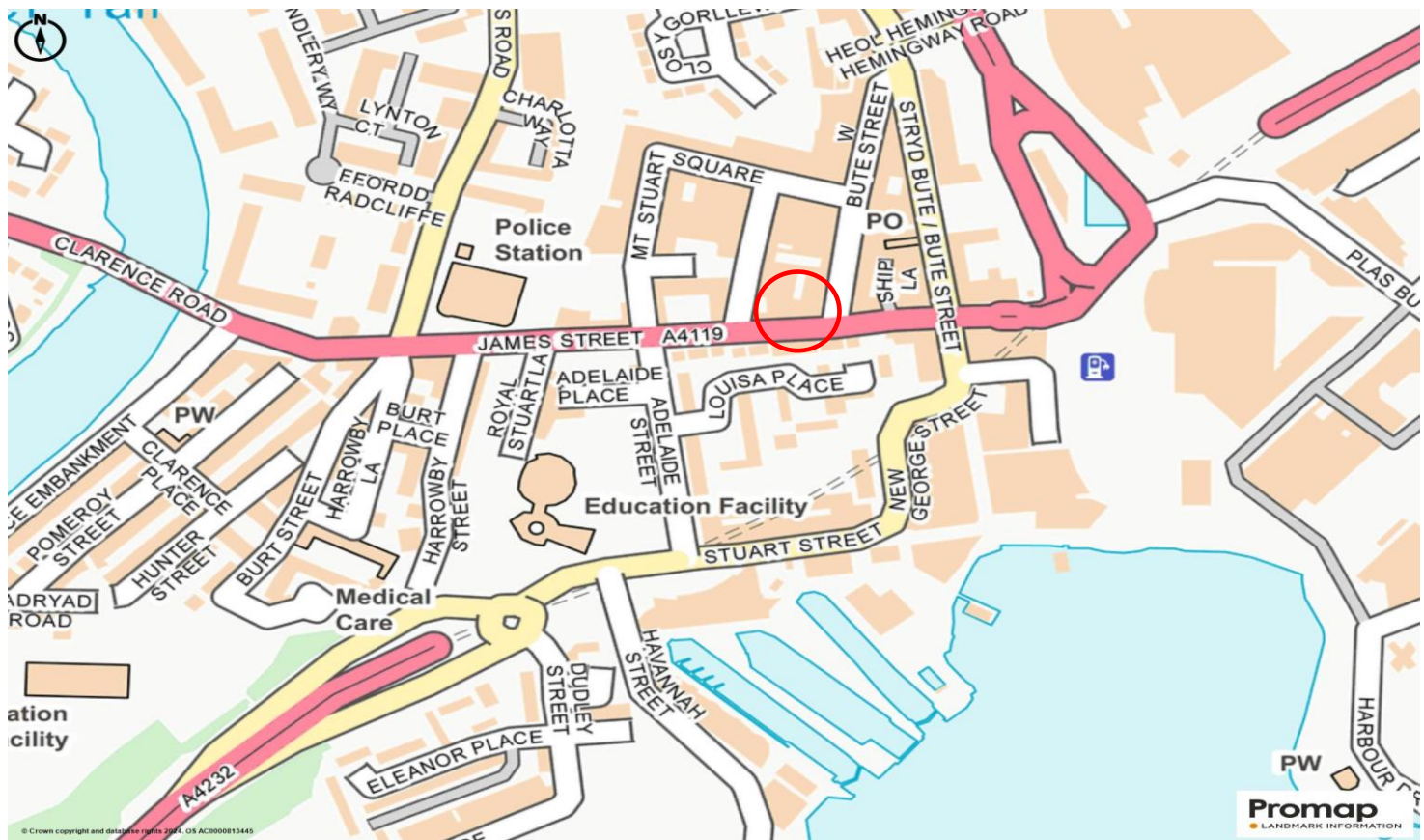
Legal Costs

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

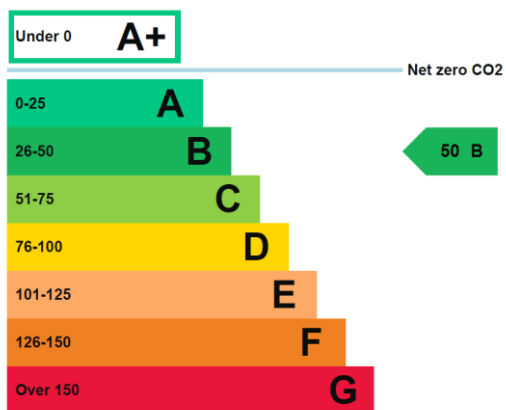
VAT

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

20 James Street, Cardiff. CF10 5EX



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Cardiff 029 2046 5466

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



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