



GROUND FLOOR ABERDARE HOUSE
28/29 MOUNT STUART SQUARE,
CARDIFF.
CF10 5EF

PRICE

£350,000



NET INTERNAL AREA:
122.27 SQ.M (1,317 SQ.FT)



STUDIOS/OFFICE'S WITH PARKING FOR SALE

- UNIQUE GRADE II LISTED BUILDING
- MAY BE SUITABLE FOR A VARIETY OF USES SUBJECT TO THE NECESSARY CONSENTS
- UNIQUE GRADE II LISTED BUILDING
- PARKING FOR 2 VEHICLES

This Grade II listed 3 storey detached property offers ground floor Office/Studios. The majority of the accommodation offers real wood flooring and LED CAT 5 lighting. The property also benefits from intercom access, Tea point and W.C's.

2no. Parking spaces available. Also, on street meter parking to Mount Stuart Square, directly in front of the property.

TENURE: LONG LEASEHOLD

ENERGY EFFICIENCY RATING: D : 92

FLOOR AREA APPROX: 122.27 SQ.M (1,317 SQ.FT)

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Mount Stuart Square is situated in the heart of Cardiff Bay

Cardiff Bay is a thriving business community and desirable residential area lying approximately 1 mile south of the City Centre and within walking distance of The Atlantic Wharf Red Dragon Multiscreen Cinema/Restaurants/Leisure complex, Cardiff Bay Railway Station, Welsh Assembly Building, Wales Millenium Centre and Mermaid Quay with its numerous bars and restaurants.

The St David's five-star Hotel and Exchange hotel are also within the vicinity.

ACCOMMODATION

The accommodation briefly comprises:

Ground Floor -

Office/Studio - 81.77 sq.m (880 sq.ft)

Office/Studio - 30.61 sq.m (330 sq.ft)

Waiting Room - 9.89 sq.m (107 sq.ft)

Tea point

W.C's

Total Net Internal Area – 122.27 sq.m (1,317 sq.ft)

TENURE/TERMS

Long Leasehold – 990-year lease. Further details available upon request.

RATEABLE VALUE

It is advised that interested parties make their own enquiries with the Commercial Rates Department on 029 20 871491/2.

ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of:

Energy Efficiency Rating

D : 92

Copy certificate available on request.

LEGAL COSTS

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

VAT

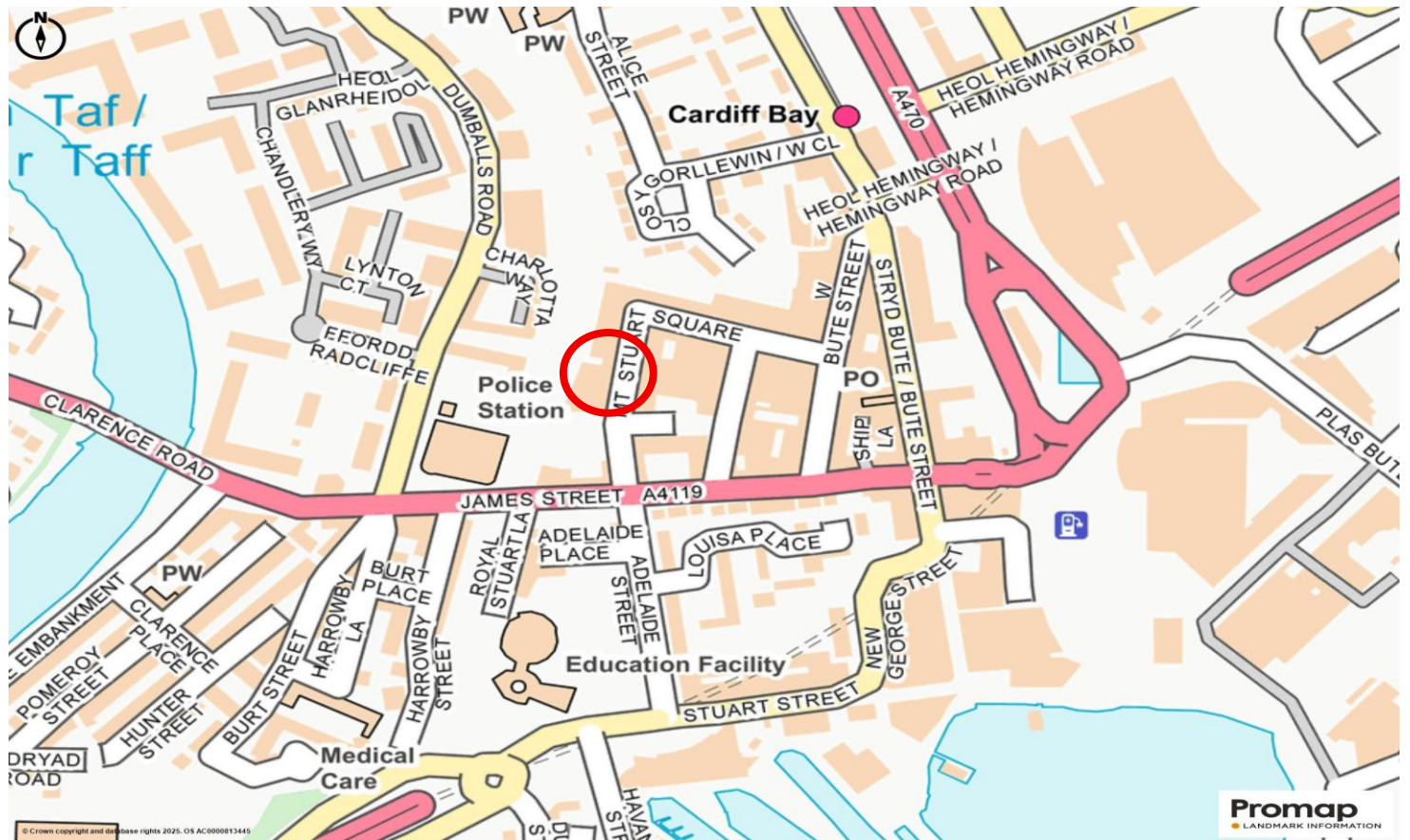
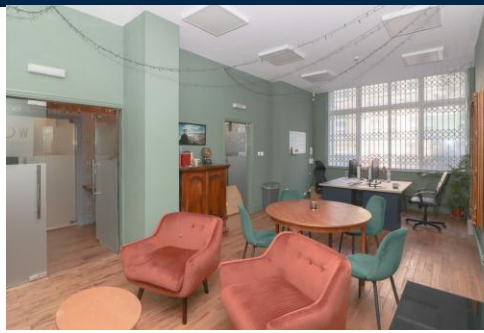
AT Under the Finance Acts 1989 and 1997, VAT may be levied on the rental price. We recommend that the prospective purchaser establishes the VAT implications before entering into any agreement.

ANTY-MONEY LAUNDERING (AML)

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when offer is submitted.

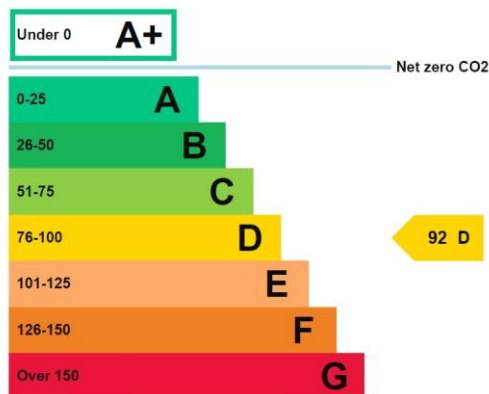
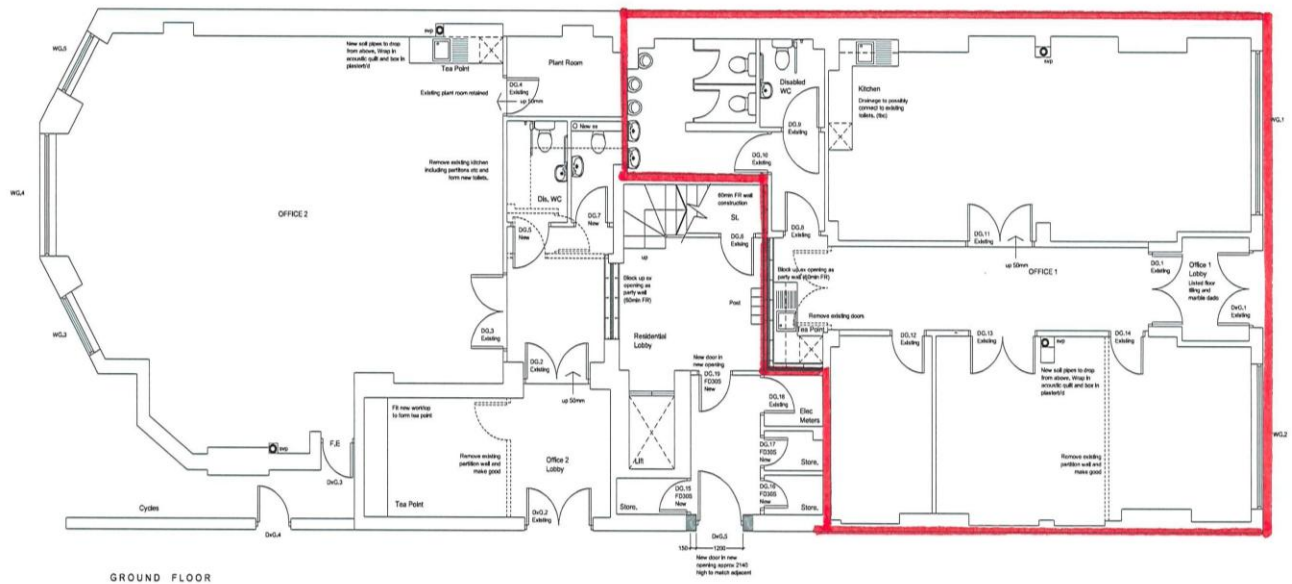


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PLEASE NOTE PLAN IS NOT TO SCALE AND IS
FOR IDENTIFICATION PURPOSES ONLY



RADYR

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

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