



UNIT 1 123 CITY ROAD CARDIFF, CF24 3BP

£75,000
LEASEHOLD

Investor opportunity - Presenting an excellent investment opportunity with a secure tenancy in place, generating a consistent annual rental income of £4,160. This commercial property is part of a long leasehold, boasting 119 years remaining, which offers both stability and long-term growth potential for discerning investors.

The property benefits from an unaffected tenancy, ensuring uninterrupted rental income. With a reliable annual income of £4,160, this investment offers a hassle-free, low-maintenance opportunity for those seeking guaranteed returns. Situated in a thriving commercial area, the location provides excellent footfall and visibility, enhancing its investment appeal.

This property is a perfect addition to any commercial portfolio, offering a blend of security, income, and long-term potential. Don't miss this fantastic opportunity to secure a lucrative investment.

For further information or to arrange a viewing, please contact us today.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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