



115 SEVERN GROVE & 33 MORTIMER ROAD,
PONTCANNA,
CARDIFF. CF11 9EQ

PRICE

£375,000



INVESTMENT OPPORTUNITY FOR SALE

- SITUATED TO A PROMINENT CORNER POSITION WITHIN A SOUGHT AFTER LOCATION
- MIXED USE INVESTMENT OPPORTUNITY PRODUCING COMBINED ANNUAL INCOME OF £27,000 P.A.X.
- SCOPE TO INCREASE RENTAL INCOME

This well-presented two-storey end-terrace mixed-use property comprises an A3 ground floor retail unit with a self-contained three-bedroom flat above.

The retail space benefits from an aluminium-framed glazed frontage with fascia signage, wooden flooring, and a centrally mounted air conditioning unit. Additionally, the unit includes W.C. facilities, kitchen, office and storage space, plus a security roller shutter providing access to the rear garden.

LOCATION

Pontcanna is a popular well-regarded affluent mainly residential suburb, adjacent to Cardiff City Centre to the opposite side of the River Taff. Mortimer Road is a primarily residential road of terraced dwellings, running between Conway Road and Cathedral Road towards its northern end, whilst Severn Road runs north to south, with Mortimer Road to the northern end and Romilly Crescent to the southern end.

Cathedral Road forms part of the A4119, a main road in and out of the City Centre heading north west.

ACCOMMODATION

The accommodation briefly comprises:

Ground Floor Retail -

Show Room/Seating Area
W.C. Facilities
Kitchen
Storage Room x2
Office Room

Net internal Area - 99.46 sq m (1,071 sq ft)

First Floor Residential -

Living Room
Kitchen
Bathroom
3no. Bedrooms

Gross Internal Area - 109.78 sq m (1,182 sq ft)

TENURE/TERMS

Freehold - Subject to the existing tenancy and occupational contract currently producing a combined annual income of £27,000 per annum.

TENURE: FREEHOLD

ENERGY EFFICIENCY RATINGS: D : 100 / D : 58

USE CLASS: A3 FOOD AND DRINK AND C3 DWELLINGHOUSES

VIEWING: STRICTLY BY APPOINTMENT

RATEABLE VALUE/COUNCIL TAX

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

Rateable Value From April (2026/2027) - £9,900

Rates Payable £3,465.00

We strongly recommend that interested parties make their own enquiries of the Local Authority on 029 20 871491/2 to confirm the above figures and in some instances some relief may be applied.

Council Tax Band - C

ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of:

Energy Efficiency Ratings **D : 100 / D : 58**

Copy Commercial/Residential certificates available on request.

LEGAL COSTS

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

VAT

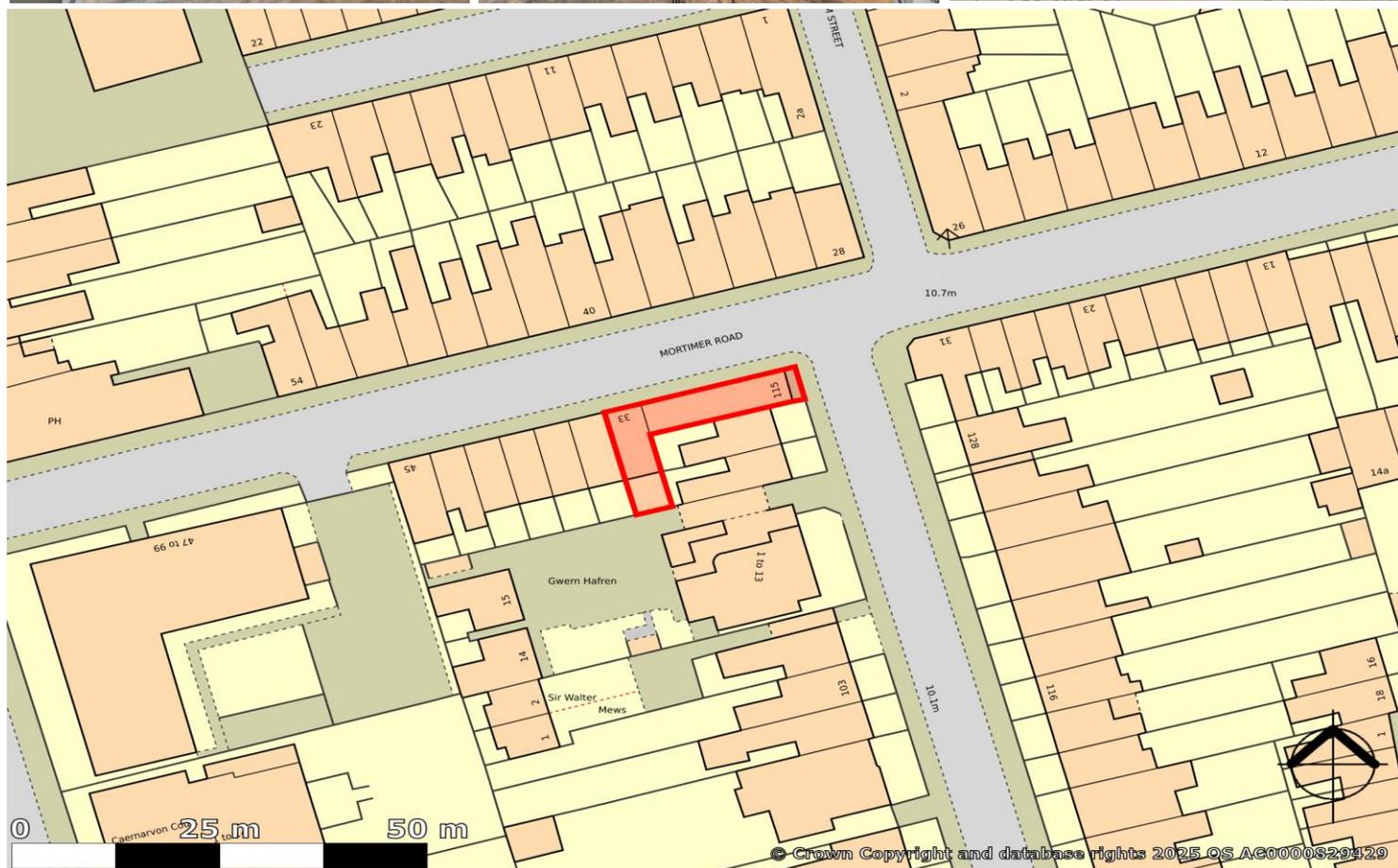
In accordance with the Finance Acts of 1989 and 1997, VAT may be applicable to the purchase amount. Prospective purchasers are advised to determine the VAT implications prior to entering into any agreement.

ANTY-MONEY LAUNDERING

The successful purchaser will be required to provide the necessary information to comply with Anti-Money Laundering (AML) regulations once the Memorandum of Sale has been agreed.



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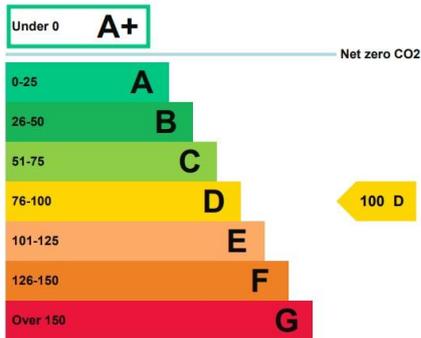


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

CARDIFF 029 2046 5466
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South Glamorgan, CF10 5EE



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