FOR SALE

Self-contained First Floor Office

Sanderson Weatherall



Key Points

- Rare opportunity to purchase the Long Leasehold of a self-contained office in **Cardiff city centre**
- First floor office extending to 1,233 sq ft NIA
- Energy Performance Certificate B (44)
- Property well located on St Mary Street, within 300 metres of Cardiff Central railway station

Unit 1B
The Old Brewery Quarter
St Mary Street
Cardiff
CF10 1AD

Location

The subject Property is located to the east of St. Mary Street at its intersection with Wood Street and forming part of the wider Brewery Quarter. The immediate surrounding area is mixed use in nature comprising retail and office accommodation. Surrounding occupiers include Five Guys, Nando's, Starbucks and Wing Stop amongst local retailers.

It has strong road and rail connections, situated on the busy St. Mary Street serving Cardiff city centre as well as Cardiff Central railway station, 300 metres from the subject property.

Description

The subject Property comprises an office within the Old Brewery Quarter, a modern mixed-use development in Cardiff city centre. The first floor office is self-contained, extending to 1,233 sq ft NIA, with open plan offices, board / meeting room, kitchenette and WC. Further communal WC's are located on the second floor and shared with the wider office building.

Internally, the office is finished to a good standard, with specification including raised floors, permiter trunking, suspended ceilings, recessed lighting. Heating is provided by reverse cycle A/C cassettes.

Site

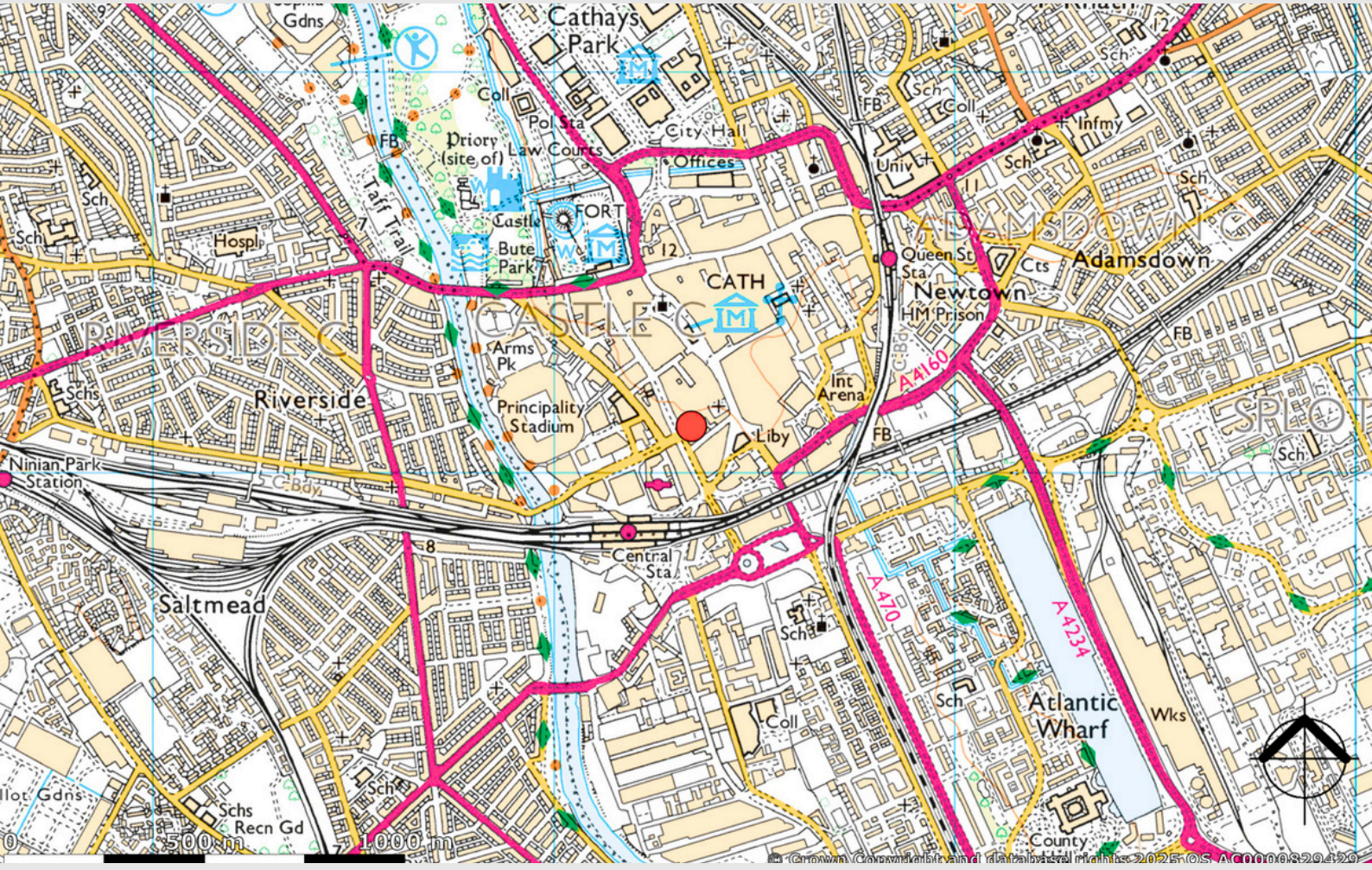
Access to the property is at the ground floor via a shared communal entrance. Externally, there is a timber balcony, accessed via the office and fronting St. Mary Street.

Planning

We understand the Property benefits from Use Class E consent. Interested parties are advised to make their own enquires of the Local Planning Authority.

Accommodation

First Floor	Sq. M	Sq. Ft.
Offices and Kitchenette	114.56	1,233
WC / Communal	-	-
Total Net Internal Area	**114.56**	**1,233**



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Tenure

The property is held by way of long leasehold under title CYM243653. The existing term is 200 years (less 3 days) from 7 August 2001 - c.176 years term certain.

The wider freehold title is held under title WA970009.

Service Charge

Service Charge information is available to interested parties upon request.

Rateable Value

From April 2023, we understand the property is assessed for rating purposes as follows:

	Description	Rateable Value
Unit 1B	Offices and premises	£14,500

Services

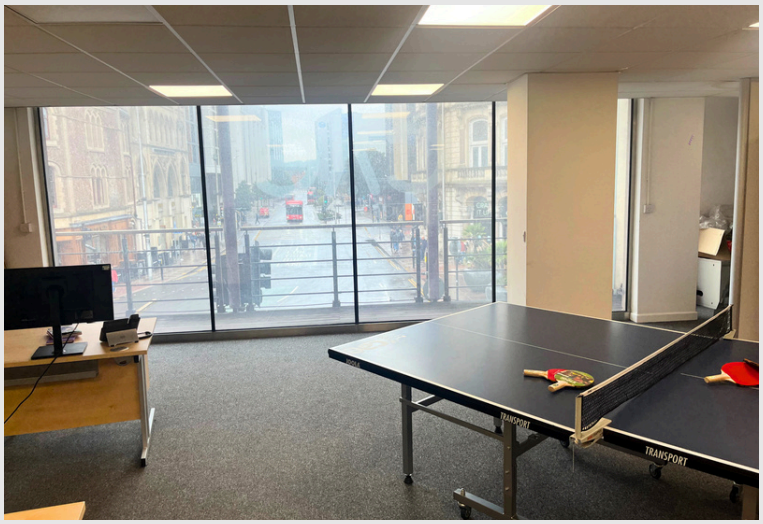
We understand all mains services to be available and connected. Interested parties are advised to make there own investigations regarding this matter.













Energy Performance Certificate
The property has an EPC rating of B-44, a copy of which can be provided on request.

Terms
We are instructed to seek offers based on a guide price of **£249,000, equating to £202psf** subject to contract and exclusive of VAT.

Anti Money Laundering
In accordance with Anti-money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT
The vendor has taken an Option to Tax and VAT is applicable at the prevailing rate.

Legal Costs
Each party are to bear their own legal costs in connection with any transaction.



Viewings

For further information or to arrange a viewing please contact the Sole Selling Agents:

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ben.bushill@sw.co.uk

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