

FOR SALE

Self-contained First Floor Office

SW

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, perimeter trunking, suspended ceilings, recessed lighting. Heating is provided by reverse cycle A/C cassettes.

Site

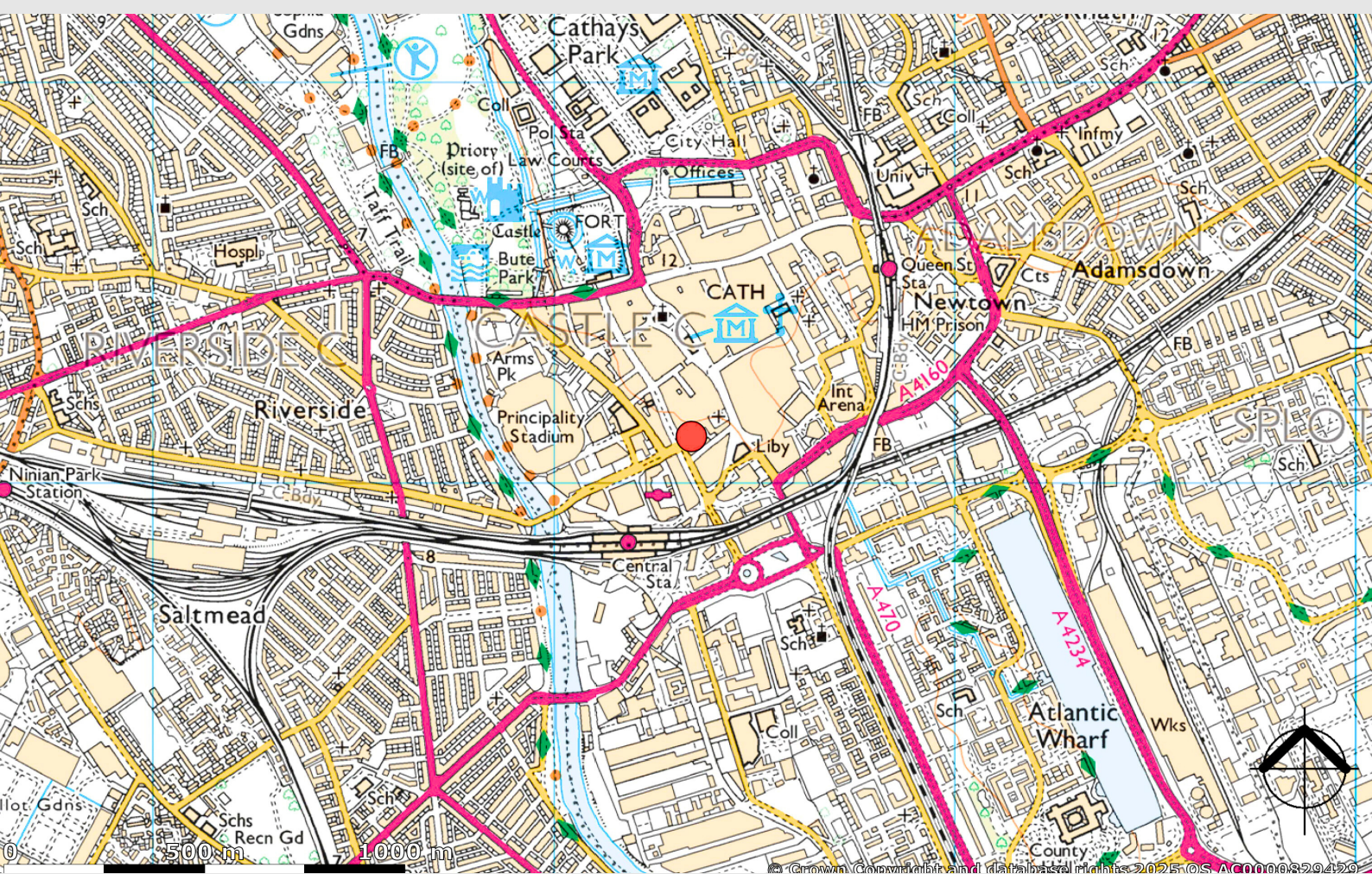
Access to the property is at the ground floor via a shared communal entrance. Externally, there is a timber balcony, accessed via the office and fronting St. Mary Street.

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



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

To be confirmed. Anticipated that all figures are to be exclusive of VAT.

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:

Ben Bushill

07355 035 903

ben.bushill@sw.co.uk

Charlotte Robinson

0772 016 0068

charlotte.robinson@sw.co.uk

Sanderson Weatherall

7-8 Park Place

Cardiff

CF10 3DP

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL