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Ethos, Kings Road, SA1 Swansea Waterfront, Swansea, SA1 8AS



Chartered
Surveyors

Property solutions : Professionally delivered



For Sale
£650,000
May Let

Leather Sofa Company, Unit 2,
Hadfield Road,
Cardiff,
CF11 8AQ

- Prominent and popular main road location
- Front and rear parking areas
- The property is held leasehold for a term of 99 years from 1998. Peppercorn rent.
- Available to sub-let at £50,000 p/a or assignment at £650,000
- Gross internal area: 735.7m² (7,919ft²) including mezzanine



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LOCATION

The property is located on Hadfield Road, Cardiff approximately 1.5 miles to the south west of Cardiff City Centre. Junction 33 of the M4 Motorway is approximately 7.5 miles to the north west via the A4232.

The area is an established motor trade and retail location with existing occupiers including Sytner Mini, N&C Tiles and Bathrooms, Johnstone's Decorating Centre and Land Rover.

DESCRIPTION

The property is a semi-detached warehouse unit. The construction comprises of a steel portal frame structure which has mainly gazing to the front elevation and metal cladding to the remaining elevations and roof.

Internally, the property comprises of a ground floor sales area and WC facilities. There is also access to the roller shutter...

door to the rear . A mezzanine provides a first floor sales area, office and store room. Externally, the property has several parking spaces to the front and rear.

ACCOMMODATION

Description	m ²	ft ²
Ground Floor	384.6	4,140
First Floor	351.1	3,779
Gross Internal Area	735.7	7,919

TENURE

The property is held leasehold for a term of 99 years from July 1998.

PRICE: £650,000

Also available to sub-let.

RENT: £50,000 p/a

VAT

All figures are exclusive of VAT, where applicable.

BUSINESS RATES

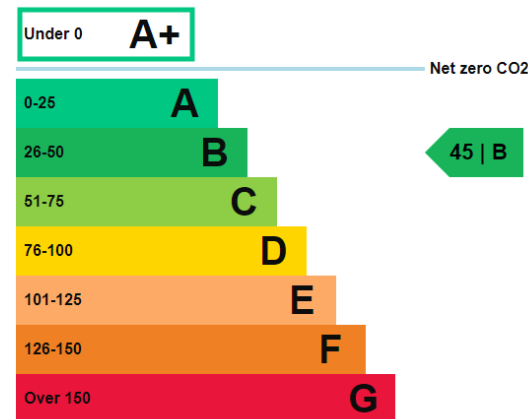
Rateable Value £36,000
UBR for Wales 2022/23 53.5p in the £

Interested parties are asked to verify this information by contacting the local authority.

VIEWING ARRANGEMENTS

HARRY ROWLAND
01792 479841
harry@rj-cs.co.uk

EPC



RJ Chartered Surveyors for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

1. These particulars and all information, descriptions, dimensions, references to condition and necessary permissions for use and occupation referred to therein, are given in good faith without responsibility on the part of RJ Chartered Surveyors, the vendors or lessors and are intended as a general outline for the guidance of prospective purchasers or lessees and do not constitute or form part of any offer or contract.
2. Intending purchasers or lessees must satisfy themselves by inspection, enquiry or otherwise to the correctness of each of the statements contained in these particulars.
3. The vendor does not make or give, nor are any of the partners of RJ Chartered Surveyors authorized to make or give, any representations or warranties whatsoever in relation this property.
4. All terms quoted are exclusive of V.A.T. unless otherwise stated. Interested parties must make their own enquiries to establish the V.A.T. implications prior to entering into any agreement.



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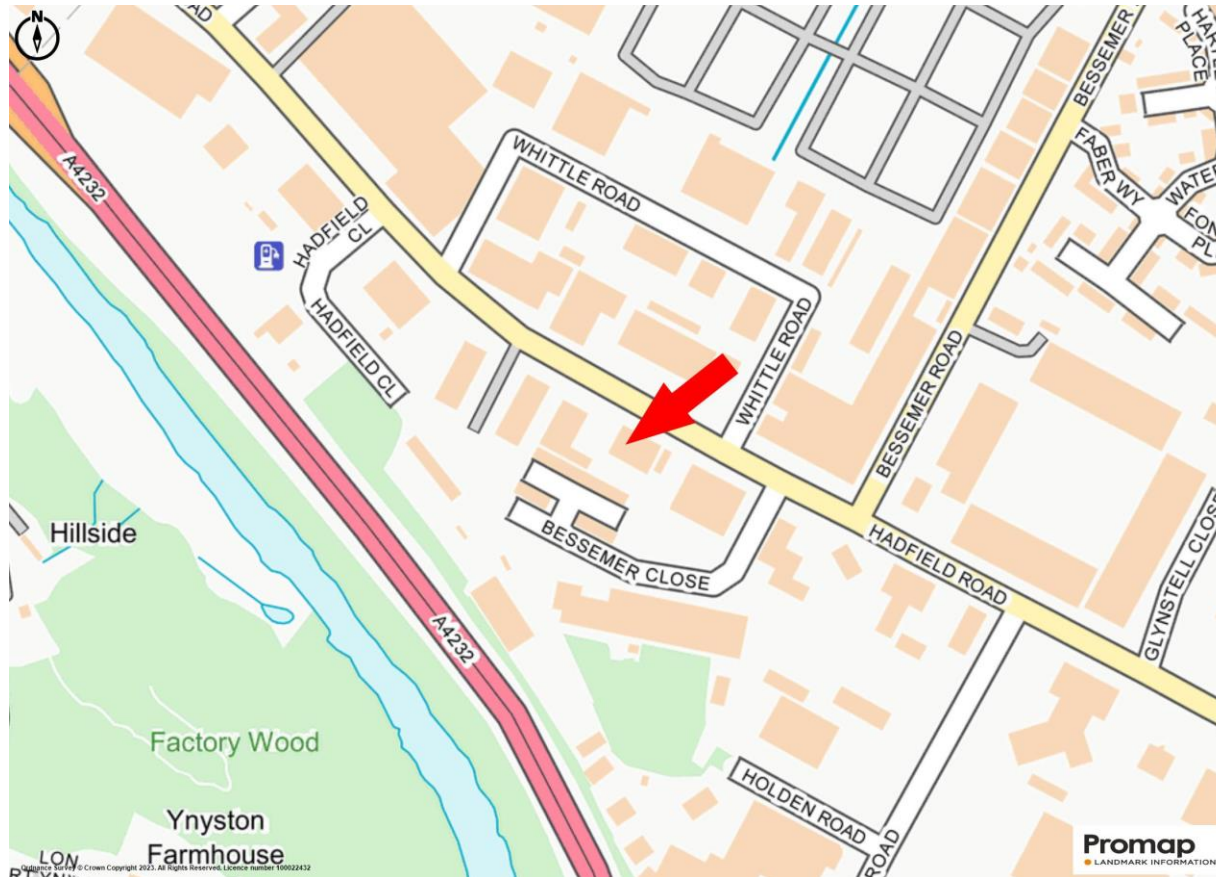


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LOCATION



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TITLE PLAN (Marked as No. 4)



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