



277 Cowbridge Road East

Cardiff, CF5 1WX

## Freehold Sale £350,000 Former Natwest Branch

3,003 sq ft  
(278.99 sq m)

- Former Bank - Redevelopment Potential (Resi STP).
- Rear Parking for 8 Vehicles.
- Mixed Residential & Commercial Area.
- Excellent Road & Transport Links.

# 277 Cowbridge Road East, Cardiff, CF5 1WX

## Summary

Available Size	3,003 sq ft
Price	£350,000
Rates Payable	£12,922 per annum
Rateable Value	£22,750
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (86)

## Location

Cowbridge Road East is located approximately 1 mile west of Cardiff City Centre, a highly populated suburb of Canton with a population of c.16,000 according to 2021 Census data. The property occupies a good corner position at the junction of Cowbridge Road East and Llandaff Road, in the heart of Canton. Nearby occupiers include Loungers, Principality Building Society, Wetherspoons together with a strong mix of local and independent retailers and restaurants from A1-A3 uses, contributing to a strong retail pitch and consistent footfall.

## Description

The property is an end of terrace building, with the main entrance accessed via a steps and ramp, leading to a small vestibule to the middle of the building, opening into the main banking hall. The building has been extended to the rear on the ground floor, to create additional back office space and WCs. The first floor is currently accessed internally, this area is utilised for staff, office rooms and kitchen area. At the rear of the property there is a secured car park with parking for 8 cars.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Floor Sales	1,371	127.37
Ground - Floor Ancillary	252	23.41
1st - Floor Ancillary	1,011	93.92
2nd - Floor Attic	369	34.28
Total	3,003	278.98

## Terms

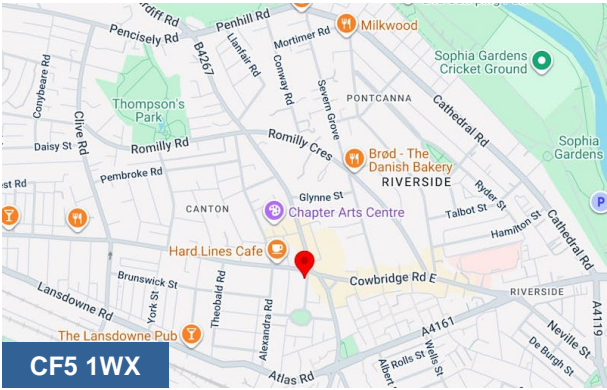
The freehold is available to purchase at a price of £350,000

## Anit-Money Laundering (AML) Regulations

The purchaser will be required to satisfy the Vendour and their agents regarding the source of funds used to complete the transaction plus providing identification.

## Viewings

Viewings to be arranged via Cooke & Arkwright or our joint agents Cushman & Wakefield.



## Viewing & Further Information



**Ben Davies**  
02920 346 311  
ben.davies@coark.com



**Sebastian Branfield**  
02920 346 315  
seb.branfield@coark.com

[LINK TO PROPERTY](#)

