



54 Redlaver Street

Grangetown, Cardiff, CF11 7LZ

**For Sale: Commercial Unit
with planning consented for
a live/work conversion
opportunity.**

2,674 sq ft
(248.42 sq m)

- Well located in Cardiff
- Workshop/Office Space
- Planning Permission Granted, ref (25/00202/FUL)
- Architectural Pack (Drawings, Feasibility Study and Structural Reports) available upon request.
- Freehold

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Summary

Available Size	2,674 sq ft
Price	£200,000
Rates Payable	£5,396.50 per annum
Rateable Value	£10,750
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	E (106)

Description

The property comprises a two-storey industrial style building of traditional brick construction, with red facing brick elevations set beneath a slated tiled roof on part of the premises, with a flat roof to the remainder.

The property's interior provides a mix of workshop and office accommodation arranged over ground and first floors. The ground floor comprises predominantly open-plan workshop/storage space with painted brick elevations, concrete flooring and exposed services.

Ancillary accommodation includes a stairwell leading to first floor offices, which are arranged as a series of cellular rooms with plastered and painted walls, suspended strip lighting and perimeter radiators. Windows to the front elevation provide natural light.

Access to the building is via a steel palisade security gate that leads to a concrete forecourt. Access to the interior is available via timber loading doors, with good floor-to-ceiling height suitable for light industrial use.

Location

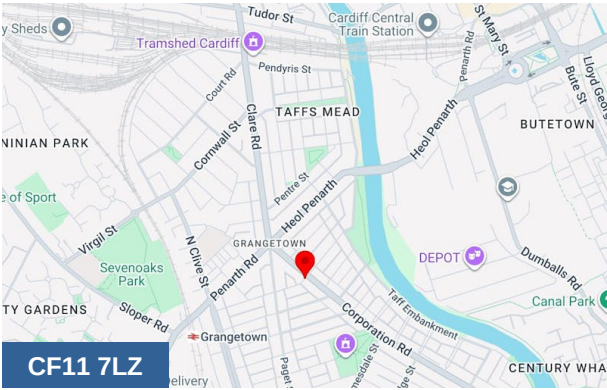
54 Redlaver Street, Cardiff sits within the Grangetown area, minutes from Cardiff Central and Grangetown rail stations and multiple bus links into the city centre. The location benefits from strong road connections via Penarth Road and the nearby A4160/A4232 distributors to the M4.

Local amenities, housing and a mix of small businesses contribute to a vibrant urban context.

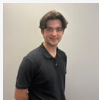
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,318	122.45
1st	1,356	125.98
Total	2,674	248.43



Viewing & Further Information



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