Cooke&Arkwright

For Sale



22 St. Andrews Crescent

Cardiff, CF10 3DD

For Sale: Period office with income producing detached annexe.

2,349 to 3,135 sq ft

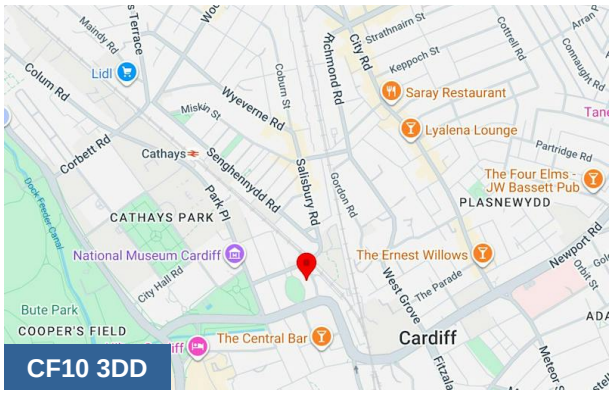
(218.23 to 291.25 sq m)

- Suitable for alternate uses (subject to planning)
- Attractive period features
- Freehold
- Parking
- Well maintained
- No VAT applicable
- Self contained rear annexe let @ £12k pa.

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Summary

Available Size	2,349 to 3,135 sq ft
Price	£550,000
Rates Payable	£6.53 per sq ft
Rateable Value	£27,000
Service Charge	N/A
Car Parking	3-4 spaces (front of property)
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D







Description

The main property is cellular in configuration, in keeping with the style of traditional period properties in the area. The building has retained much of the original character internally and externally.

The detached annexe is a single storey self contained property that has been adapted internally to provide short stay overnight accommodation.

Location

The property is situated in St Andrews Crescent which forms part of Cardiff's traditional professional office core.

St Andrews Crescent benefits from excellent transport connections, with easy access to Cardiff's main road and rail network, with Cardiff Queen Street Railway Station located just 500 metres from the property. There are numerous city centre leisure and retail amenities located in close proximity.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground	619	57.51	Available
Ground	559	51.93	Available
1st	627	58.25	Available
2nd	544	50.54	Available
Ancillary - Detached annexe	786	73.02	Occupied
Total	**3,135**	**291.25**	

Terms

The main property is offered for sale with vacant possession, along with the occupied detached rear annexe (lease terms attached, EPC C).

The main property can also be purchased in isolation (excluding rear annexe).

Viewing & Further Information



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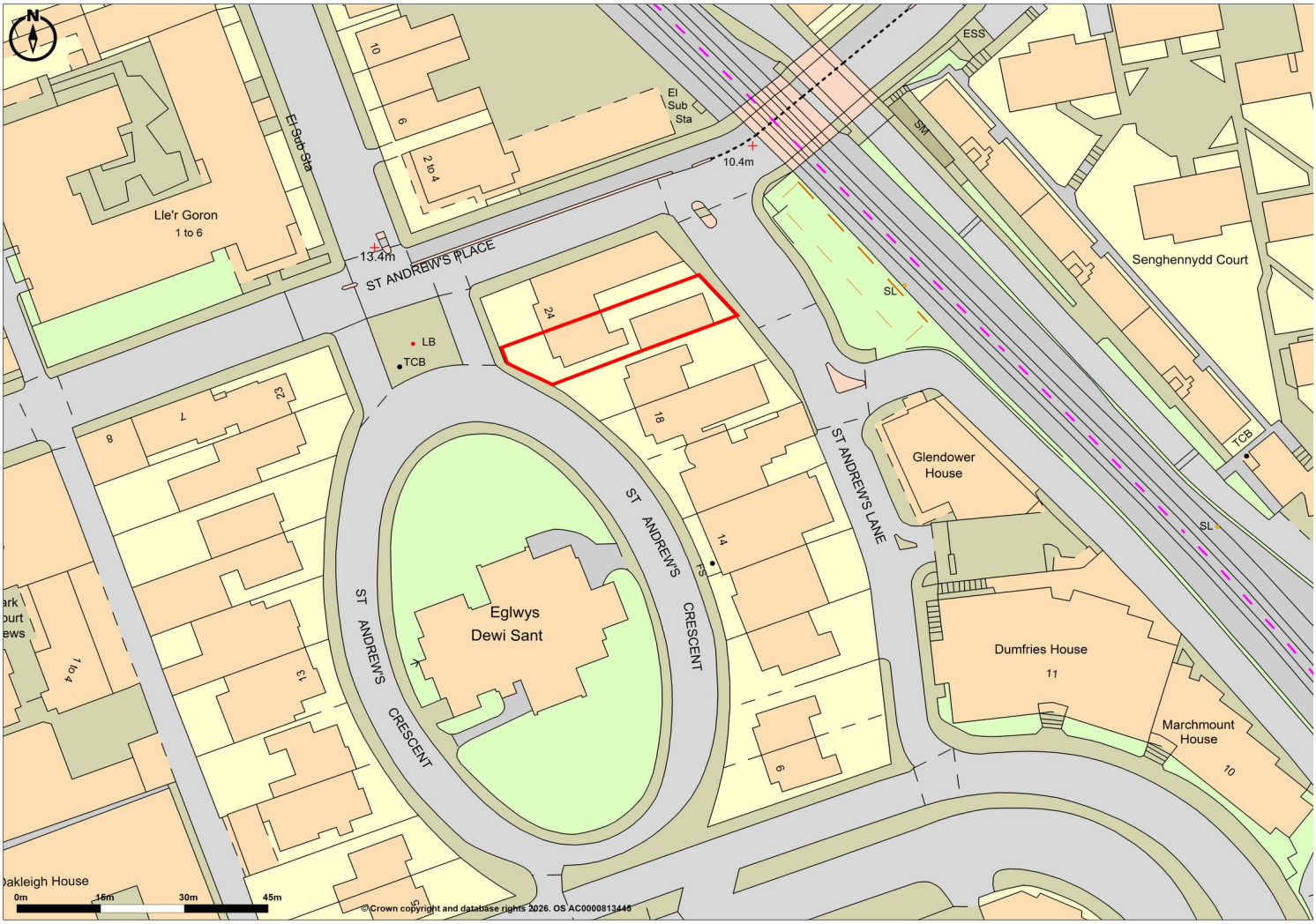
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Annexe Tenancy Schedule

Property	Tenant	Area	Start Date	Expiry Date	Break	Rent Review	Rent	Other
Rear Annexe	Pinnacle Property (Cardiff) Ltd	786 sq.ft	17th March 2026	17th March 2036	5th year, tenant only	5th year	£12k pa	FRI lease. Security of tenure.

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