



FEATURES

- Substantial mixed use two storey building
- Ground & First floor office/storage facility
- First floor three bedroom flat
- Popular residential location
- Potential for further residential development (subject to planning)
- Close to city centre
- Good condition
- Excellent transport links
- Flat rented on AST at £750 pcm (£9,000 pa)
- Total GIA Approximately 349.8 Sq m (3,766 Sq ft)

Asking Price £310,000

Commercial/Residential Opportunity

1 Upper Kinraig Street,
Roath, Cardiff,
CF24 3HA

OVERVIEW

A substantial two storey freehold end of terrace building situated in the popular residential area on Roath in close proximity to Cardiff city centre. The property is configured to provide a mixture of office, warehouse/storage and residential accommodation. At ground floor level the accommodation comprises front and rear warehouse/storage, mezzanine storage area, two offices, kitchen and wc facilities. At first floor level there is a self contained three bedroom flat.

The property is accessed directly off Upper Kinraig Street and benefits from vehicular access into the ground floor warehouse/storage areas.

Roath is a primarily residential location within close proximity to Cardiff City Centre. Access to the A48M is nearby approximately 2 mile to the north east, which provides access to the M4 motorway between junctions 29 and 33.

- Price: £310,000
- Substantial mixed use two storey building
- Close to city centre
- Potential for further residential conversion (subject to planning)
- Freehold

Accommodation

Ground floor

Office 1: 17.1 Sq m (184 Sq ft)

Office 2: 19.2 Sq m (207 Sq ft)

Storage/warehouse: 154.0 Sq m (1,658 Sq ft)

Kitchen & WC's: 10.1 Sq m (109 Sq ft)

First floor

Storage: 74.4 Sq m (801 Sq ft)

Three bed flat: 75.0 Sq m (807 Sq ft)

Total: 349.8 Sq m (3,766 Sq ft)

Services

We understand the property to have mains electricity, gas, water and drainage.



Investment Analysis

The property provides an excellent mixed use investment opportunity and offers potential for further residential development (subject to the necessary planning consents).

We understand the storage space was previously let at £800 pcm (£9,600 pa).

We believe the office space could be rented at £300 pcm (£3,600 pa).

The flat is currently rented on an AST at £750 pcm (£9,000 pa).

Price

£310,000

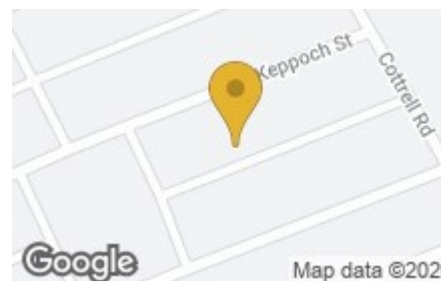
VAT

VAT if applicable will be charged at the standard rate.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(49-54) E	
(35-48) F	
(1-40) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (10-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(49-54) E	
(35-48) F	
(1-40) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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