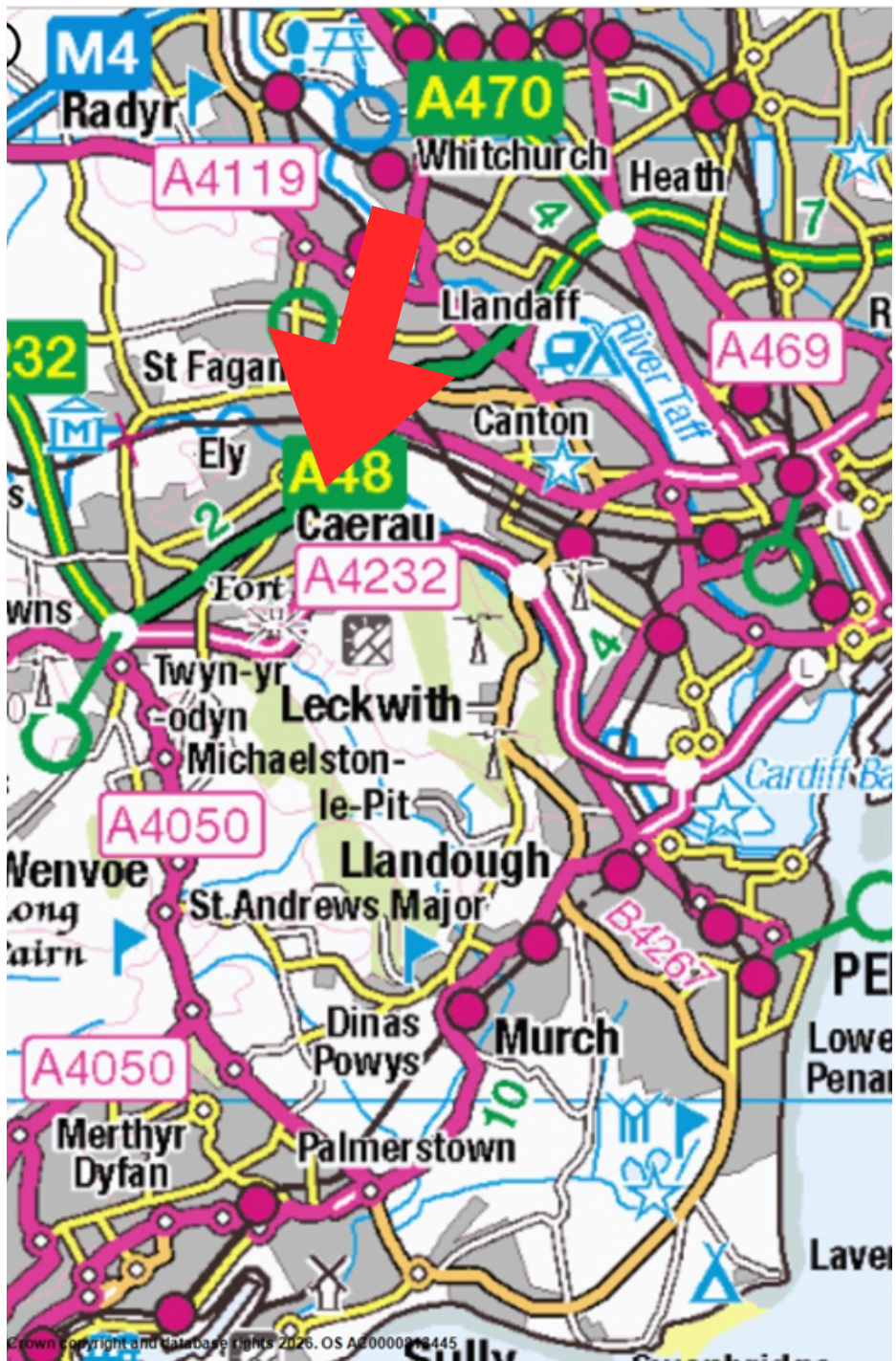




128 Cowbridge Road West, Cardiff, CF5 5BT
Guide Price - £109,000 (plus fees)
For Sale Via Auction





Description

Offered for sale is this mixed-use semi-detached investment which also provides a development opportunity to the first-floor accommodation. The ground floor is currently let to a barber shop at £10,000 per annum to include the garden and former garage, which has been converted to an external store and is let on a 10-year term from 18/01/2024 and expires on the 17/01/2034, with a rent review due on the 18/01/2029.

We are advised by the seller that the ground floor was completely re-fitted and re-wired and the commencement of the current occupation. To the first floor is a self-contained office suite which in our opinion has the potential for redevelopment to residential accommodation, subject to all necessary consents. Alternatively, it could be let as its current office use and would command a rental income of circa £5,000 per annum looking at comparable market rents. We also are advised that the first floor was re-wired with new double-glazed windows fitted to the rear (already double-glazed to the front of the premises) in 2025, together with an overhaul of the current central heating system when a new boiler was also installed.

Guide Price

Guide Price of £109,000 (plus fees).

Auction Date & Time

For sale via online auction from 22nd June - 24th June with bids closing at 12.00pm. Lot number 185522.

Tenure

Advised Freehold. See Legal Pack which is available to view via Auction House Wales.

Viewing

Through Auction House Wales on 02920 475184. Further information can also be obtained from Harris & Birt acting as joint auctioneers on 02920614411.

Solicitors

Howells Solicitors, Fitzalan House, Cardiff, 02920 404020

Additional Fees

Buyer's Premium - £900 inc VAT payable on exchange of contracts.

Administration Charge - 1.5% inc VAT of purchase price, subject to minimum charge of £2,100 inc VAT, payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Being offered for sale in conjunction with our partner auctioneers Auction House Wales. The auction will take place between the 22nd-24th June 2026. Please contact Auction House Wales to obtain a legal pack, arrange a viewing or register to bid.