



# FLOWER LODGE

*Beulah Road*

RHIWBINA





Comments by Mr Elliott Hooper-Nash



**Property Specialist**

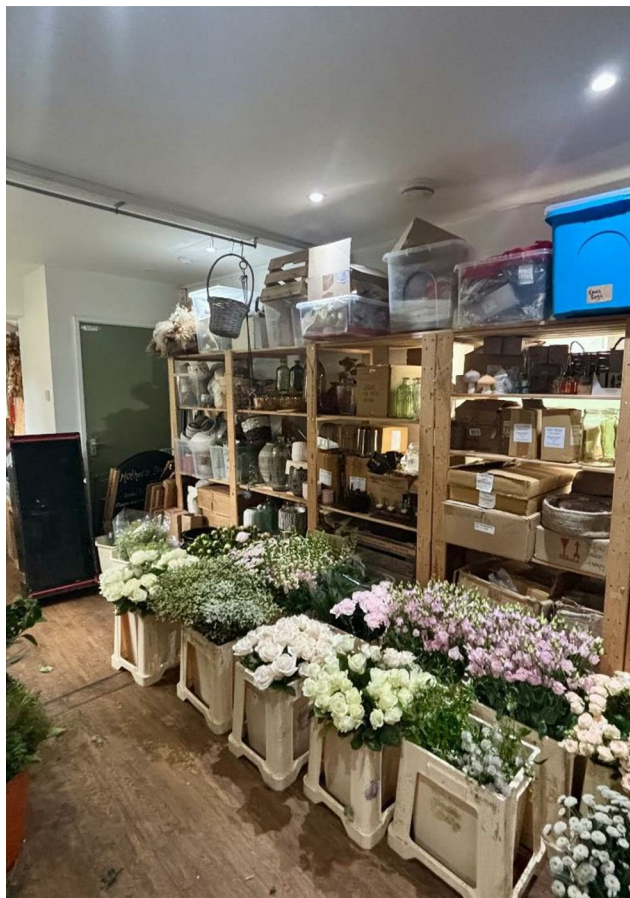
Mr Elliott Hooper-Nash

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Comments by Homeowner





# Beulah Road

*Rhiwbina, Cardiff, CF14 6LX*

Asking Price

**£365,000**



1 Bedroom(s)



1 Bathroom(s)



1598.00 sq ft



Contact our  
*Llanishen branch*

02920 499680

A rare opportunity to acquire an end-terrace property on the sought-after Beulah Road in Rhiwbina. The building comprises an extended ground floor retail unit and a spacious one-bedroom apartment above (formerly two bedrooms). The property is being sold as an ongoing investment, with lease details provided below.

Ground Floor lease until May 2026 and the tenant has expressed interest in remaining for a further 5 year term. The annual rent is £14,400.

The first floor tenant/contract holder has been in occupation for roughly 8 years and would like to remain. The current rent is £725 per calendar month/ £8700 per annum and is contracted until May 2026.

We have been informed that the building is not elected for VAT.

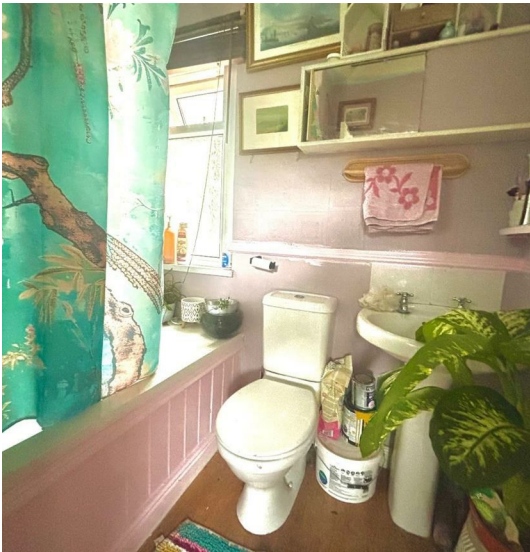








| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         | 66                         |
| (39-54) <b>E</b>                            | 45      |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |





CARDIFF

VALE

CAERPHILLY

BRISTOL

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**4 Beulah Road, Rhiwbina**

Total Area: 1598 ft<sup>2</sup> ... 148.5 m<sup>2</sup>

All measurements are approximate and for display purposes only

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