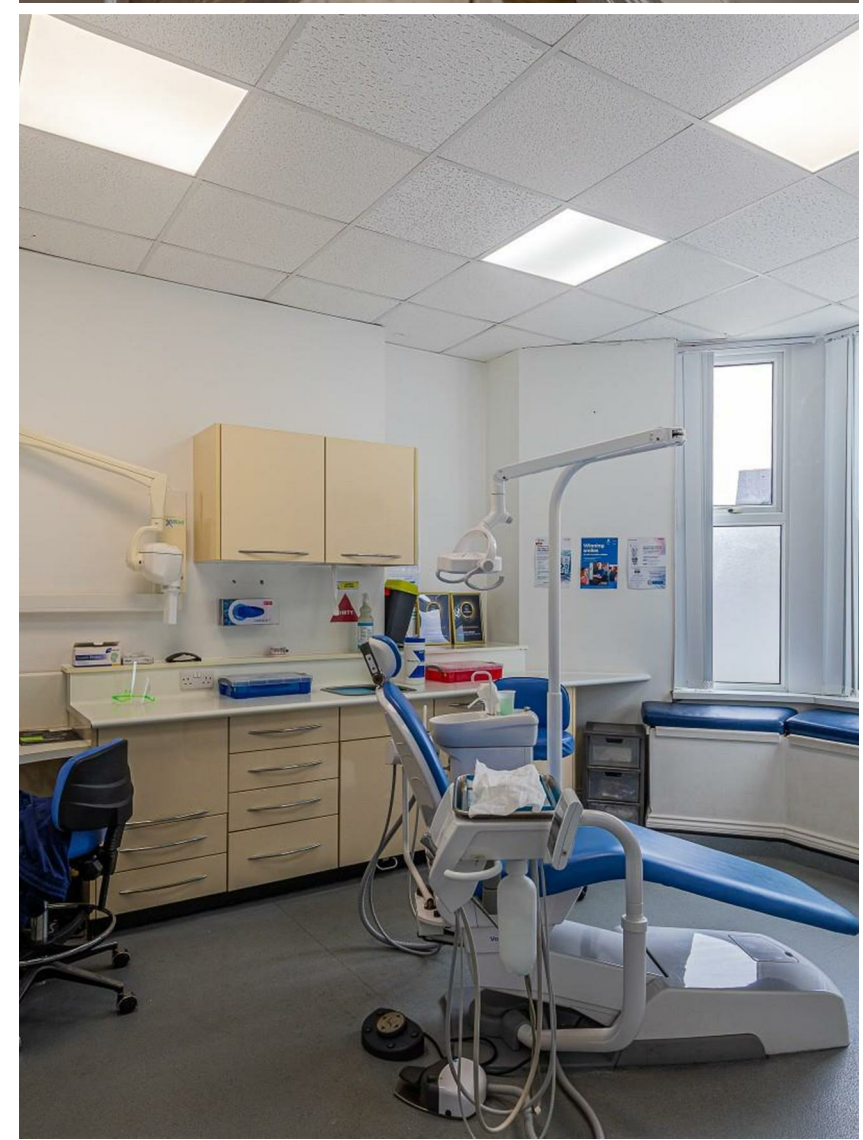
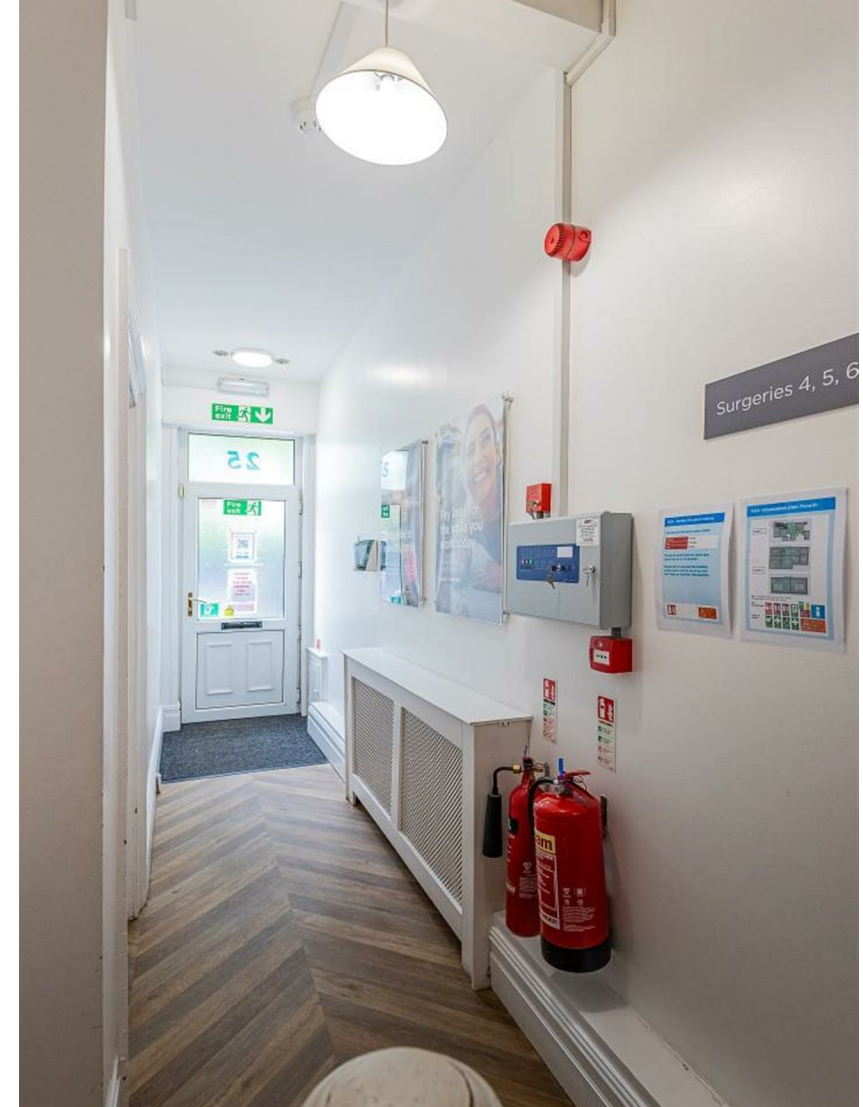


CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss






HICKMAN ROAD





# HICKMAN ROAD

, CF64 2AJ - £450,000

 0 Bedroom(s)  0 Bathroom(s)  2168.00 sq ft

An exceptional investment opportunity in the heart of Penarth with this freehold commercial property at Hickman Road. Currently leased to Xeon Smiles UK Limited, a well-established dental practice, this property offers a secure income stream with a 10-year lease (commenced 29 September 2017) and an annual rent of £20,500 (exclusive of VAT), the tenant's business operations will remain unaffected.

Situated just off the high street, this property benefits from excellent visibility and accessibility, ideal for its permitted use as a dental surgery or other professional services under Class D1 (Town and Country Planning Act). The building is in good repair, as maintained by the tenant, and includes modern internal fittings suitable for a professional practice. The lease terms are investor-friendly, with the tenant responsible for utilities, rates, insurance contributions, and property maintenance, minimizing landlord obligations.

**Key Features:**  
Freehold Title (WA835746) – Full ownership of land and building.

**Stable Tenant** – Xeon Smiles UK Limited, a reputable dental practice, ensuring reliable rental income.

**Lease Details** – 10-year term until September 2027, with a current rent of £20,500 p.a., reviewable in September 2027.

**Prime Location** – Located in Penarth, a sought-after coastal town with strong demand for professional services.

**Low Maintenance** – Tenant handles repairs and decoration.

**Investment Security** – The tenant's business remains unaffected, offering peace of mind for investors.

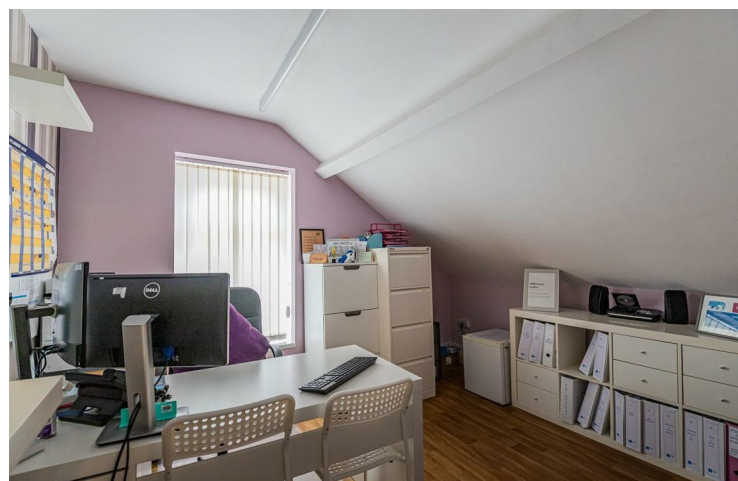
This property is perfect for investors seeking a hands-off, income-generating asset with a dependable tenant in a prime location. Don't miss the chance to acquire this well-positioned commercial property in Penarth's vibrant community.



## PROPERTY SPECIALIST

Mr Elliott Hooper-Nash  
Elliott@jeffreygross.co.uk  
02920 499680  
Director





# Hickman Rd, Penarth, CRF

Main Building: Total Interior Area 2168.30 sq ft



White regions are excluded from total floor area in IGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Hickman Road, Penarth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	