

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



VICTORIA BRIDGE  
PENARTH



**EPC RATING(S)**

1 Victoria Road- 68C

2 Victoria Road- 59C

1a Victoria Road- 60D

**TENURE**

We understand the property is Freehold





## VICTORIA BRIDGE

PENARTH, CF64 2AN - £405,000

 2 Bedroom(s)
  1 Bathroom(s)
  1470.00 sq ft

Penarth is an affluent seaside town located approximately 2 miles west of Cardiff City Centre.

This retail / residential investment, which comprises two vacant ground floor shops with a large two bedroom flat with separate access, occupies a prominent position on Victoria Bridge, close to the main retail area of Windsor Road and a short walking distance from Dingle Road Train Station.

**1 Victoria Bridge**  
Comprising 325 sq ft. This unit is vacant and the market rent is circa £6200pa.

**2 Victoria Bridge**  
Currently Vacant, market rent is circa £6200 per annum.

**1A Victoria Bridge**  
Large 2 bedroom flat with rear courtyard fitted to a good specification. Market Rent is circa £14,400 per annum.



### PROPERTY SPECIALIST

Mr Jeff Hopkins  
jeff@jeffregross.co.uk  
02920 499680  
Valuer

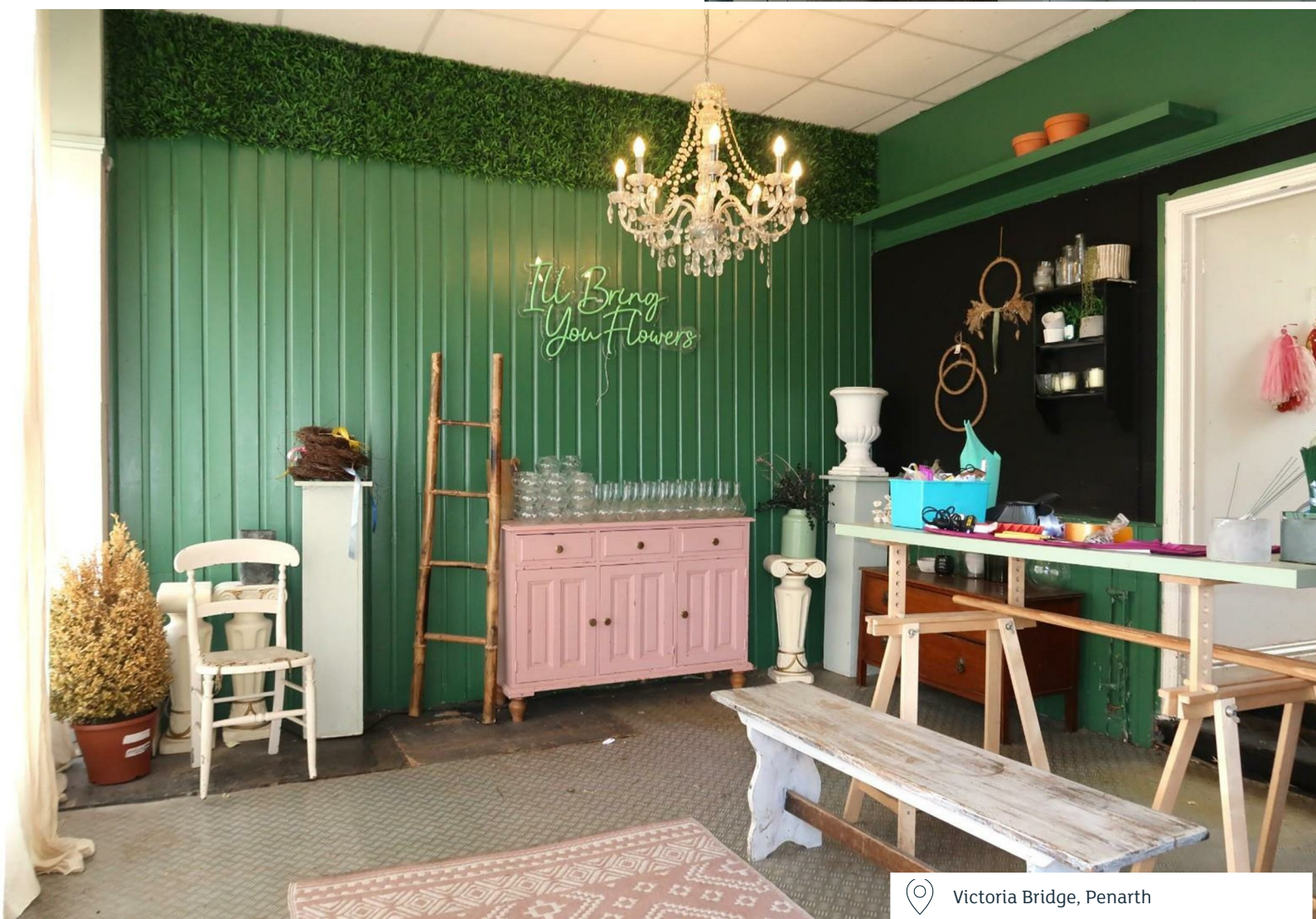




## 1-2 Victoria Bridge, Railway Terrace, Penarth, CF64 2AN



Total Area: 136.5 m<sup>2</sup> ... 1470 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



| 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>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |