



RETAIL INVESTMENT FOR SALE

CATHEDRAL HOUSE, 31 CATHEDRAL ROAD, CARDIFF CF11 9HB



OFFERS IN EXCESS OF £450,000 FOR THE LONG LEASEHOLD INTEREST (999 YEARS)



LOCATION

The property occupies a prominent position along Cathedral Road, an established professional location. Cardiff City Centre is approximately half a mile south west. Occupiers in close proximity include; Jolyons at No.10, Cayo Arms Pub, Y Mochyn Du Pub and an Esso garage

DESCRIPTION

The coffee shop forms part of a high rise development that has undergone a full refurbishment, 21 bespoke apartments have been created.

The retail unit comprises ground floor sales area, male and female toilets and a private bin store towards the rear. Directly outside the property's entrance is a large outdoor seating area, this is to be utilised exclusively by the coffee shop.

ACCOMMODATION

The property affords the following approximate areas:-

Sales area: 1,522 sq ft (141.4 sq m)

VAT

We understand that the property has been elected for VAT.

LEASE

The property is let to Kin + Ilk Pontcanna Ltd for a term of 15 years from 18th December 2015. There is a break after 10 years and the passing rent is £37,500 per annum.

The company is a new start up but the directors are providing a personal guarantee.

PURCHASE PRICE¹

Offers of £450,000 for the long leasehold interest (999 years). This provides a net initial yield of **7.95%**. (**4.8% Purchasers costs**)

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred.

VIEWING

Strictly by appointment with sole agents

Emanuel Jones

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SUBJECT TO CONTRACT & AVAILABILITY