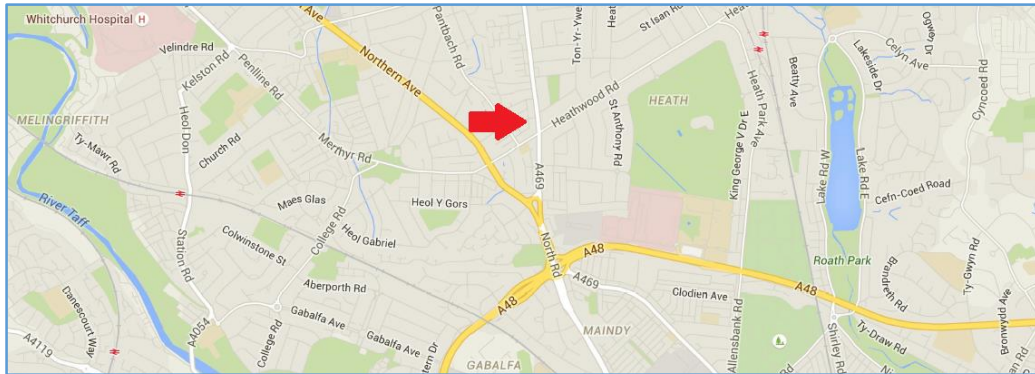




## FOR SALE / TO LET

# 28 Coronation Road, Cardiff, CF14 4QY





## LOCATION

The property is located in Birchgrove, a suburb of Cardiff, 3 miles north of the city centre. The property is strategically placed with easy access onto Northern Avenue, the A48 dual carriageway and Caerphilly Road.

Birchgrove shops are located around the corner from the property. Notable occupiers in close proximity include The Co-op, Michael Graham Young estate agents and Barclays.

## DESCRIPTION

The property comprises a two storey self-contained, semi detached office. The ground floor is predominantly open plan with a small office at the rear. There is a kitchen and male and female WC's. The first floor is split into two office suites.

There is scope to convert the property back to residential use subject to obtaining the necessary consents.

## ACCOMMODATION

The property affords the following approximate areas:-

Ground floor offices: 336 ft<sup>2</sup> (31.24 m<sup>2</sup>)  
Ground floor kitchen: 40 ft<sup>2</sup> ( 3.74 m<sup>2</sup>)  
First floor offices: 356 ft<sup>2</sup> (33.10 m<sup>2</sup>)

## CAR PARKING

There is a car park at the rear of the property capable of accommodating 2 cars.

## VAT

The property has not been elected for VAT.

## EPC

The property is currently being assessed.

## PURCHASE PRICE / RENT

Offers in the region of £180,000 for the freehold interest.

Alternatively the property is available to rent - ROA

## BUSINESS RATES

We are informed that the rateable value of the property is £7,600. However interested parties should make their own enquiries with the local authority.

## LEGAL COSTS

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

## VIEWING

Strictly by appointment with sole agents

Contact:  
Robert Emanuel / Rhys Williams  
Tel: 029 2081 1581

Email: [rob@emanuel-jones.co.uk](mailto:rob@emanuel-jones.co.uk)

Email: [rhys@emanuel-jones.co.uk](mailto:rhys@emanuel-jones.co.uk)

## SUBJECT TO CONTRACT & AVAILABILITY

April 2016