emanueljones

For Sale

14-16 Churchill Way

Cardiff, CF10 2DX

5,477 sq ft (508.83 sq m)

029 2081 1581

www.emanuel-jones.co.uk

- Development potential (subject to planning)
- Sought after location
- Rear car park

Location

The property is located on Churchill Way in the centre of Cardiff's business district. Cardiff Queen Street train station is within a 2 minute walk away and there are regular bus routes that service Churchill Way.

Queen Street, Cardiff's principal retail thoroughfare and the recipient of the High Street of the Year 2024 award (GlobalData), is approximately 50 meters away. This bustling area offers an array of amenities including cafés, bars, and restaurants. Additionally, St David's Shopping Centre, Cardiff's premier retail destination, is just a five minute walk from the property.

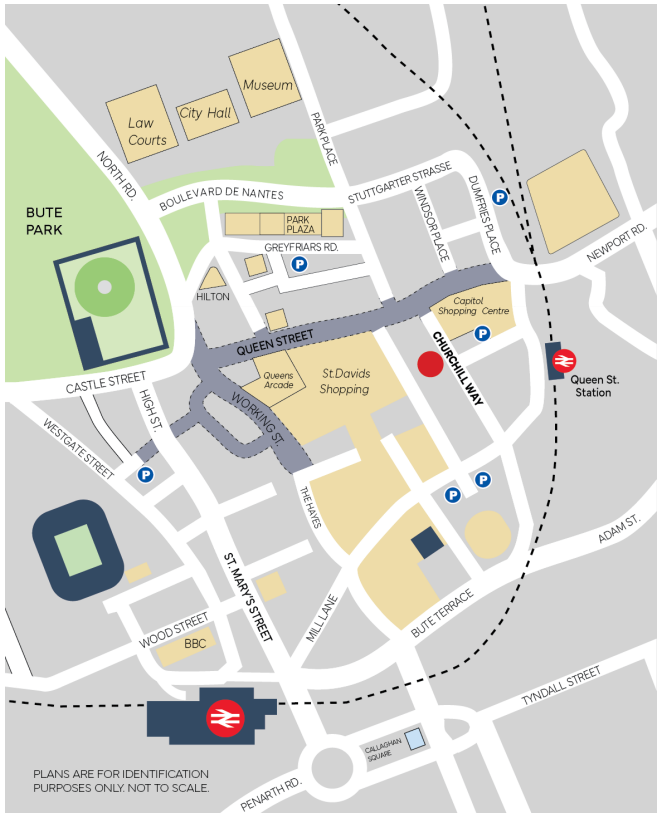
The Churchill Way area and its immediate surroundings have experienced significant investment in recent years. This includes the council-funded reopening of the East Bute Dock Feeder and the redevelopment of Bridge Street Exchange Student Accommodation, which introduced Cardiff's tallest building at 85 meters. The ongoing redevelopment of Guilford Crescent for Build to Rent (BTR) further enhances the area.

Most recently, Land Securities, the owners of St Davids 1 and 2, announced plans to transform the former Debenhams site into a dynamic public square.

Description

The property consists of a pair of semi detached Victorian office buildings totalling 5,477 sq ft over 4 floors. The properties are situated within the Churchill Way Conservation Area and are notable Victorian villas dating back to 1880's. The facades are constructed with Pennant stone, complemented by Bath stone dressings in bays, gables and arched doorways.

Each building includes a self-contained basement and an independent ground-floor entrance, providing access to the upper floors. Each property shares communal amenities, including WC and kitchen facilities, along with a rear car park.



Contact Us:

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Accommodation

Building	Area	Tenant	Area (sq ft)	Lease Start	Lease Expiry	Break	£ psf	£ p.a.
14 Churchill Way	Second Floor	VACANT	685	-	-	-	-	-
	First Floor	VACANT	624	-	-	-	-	-
	Ground Floor	VACANT	674	-	-	-	-	-
	Basement	A. Hughes-Blinston t/a Autumn Rose Tattoo	760	18/01/2020	17/01/2030	-	£12.17	£9,250
16 Churchill Way	Second Floor	VACANT	708	-	-	-	-	-
	First Floor	VACANT	617	-	-	-	-	-
	Ground Floor	D. Renton t/a Body Basix	701	03/03/2016	02/03/2026	-	£16.41	£11,500
	Basement	A Parker & O Patten t/a Ashwood Chiropractic	709	01/03/2019	28/02/2027	-	£12.17	£9,250
			5,477 NIA					£30,000

Tenure

Freehold. Titles WA676294 & WA797078.

VAT

The property is not elected for VAT.

EPC

The property has an EPC in Band E.

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Proposal

We have been instructed to seek offers of £795,000 (seven hundred and ninety-five thousand pounds) for the freehold interest.

Legal Costs

Each party to bear their own legal and professional costs incurred.

Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, a purchaser will be required to provide satisfactory proof of identity and source of funds at the point of agreement of heads of terms.

Viewing

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rhys Williams / Carlo Piazza

Email: rhys@emanuel-jones.co.uk

carlo@emanuel-jones.co.uk

Subject to Contract and Availability.

Contact Us:

029 2081 1581

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