emanueljones

For Sale

6 St Andrews Crescent

Cardiff, CF10 3DD

2,111 sq ft (196.09 sq m)

- Semi detached Victorian office building
- 2,111 sq ft over 4 floors
- City centre location

029 2081 1581

www.emanuel-jones.co.uk

Location

The property is situated in the heart of Cardiff's professional district, overlooking the tree-lined conservation area of St Andrew's Crescent. Queen Street and the city's principal shopping destinations are within a two-minute walk, while Cardiff's law courts, university and barristers' chambers are all close by.

Queen Street railway station is also within easy walking distance, and the surrounding area benefits from an excellent range of bars, restaurants and hotels. A number of leisure and fitness facilities, together with childcare provision, are also available nearby.

6 St Andrew's Crescent occupies a prominent position close to Stuttgarter Strasse, one of Cardiff's main arterial routes, benefiting from a high volume of passing traffic.

Description

The property comprises a semi detached Victorian office building with accommodation over 4 floors. The property benefits from the following:

- Parking at front and rear
- Self contained kitchen facilities
- Male & Female WC's
- Fully carpeted
- Gas central heating

Accommodation

The property provides the following approximate areas:

Area	Area sq ft	Area sq m
Lower ground floor	471	43.75
Ground floor	484	44.99
First floor	653	60.69
Second floor	502	46.66
Total	**2,111**	**196.09**

Purchase Price

Quoting **£575,000** for the freehold interest.

The property is to be sold with vacant possession on completion.

Car Parking

Car parking is available at the property with 2 spaces at the front and a larger car park at the rear capable of accommodating 5 vehicles.

Business Rates

The current rateable value of the property is £30,500.

Using the current UBR 26/27, the rates payable are approximately £15,311.

EPC

The property has an EPC rating in band D.

VAT

The property has **not** been elected for VAT.

Legal Costs

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

Anti Money Laundering

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002, Emanuel Jones may be required to establish the identity and source of funds for all parties to property transactions.

Viewing

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rhys Williams / Rob Emanuel

Email: rhys@emanuel-jones.co.uk
rob@emanuel-jones.co.uk

Subject to Contract and Availability.

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contact. All descriptions, dimensions, reference to condition and nessessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satify themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.

Contact Us:
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