

TO LET/FOR SALE

PROMINENT CAR SALES/WORKSHOP IN PRIME MOTOR TRADE LOCATION

029 2037 8921

fletchermorgan.co.uk

28 Park Place, Cardiff CF10 3BA



Former Van Centre, Llandough Trading Estate, Cardiff CF11 8RR



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Internal photos



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28 Park Place Cardiff CF10 3BA

IKEA

Cardiff
Bay

A4232

West Point
Ind. Est.

Penarth Road
Retail Park

Van
Centre
Rentals

Llandough
Hospital



RICS

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Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

Ground Floor	14,477 sq.ft.	1,344.86 sq.m.
First Floor	1,320 sq.ft.	122.75 sq.m.
Total	15,797 sq.ft.	1,467.61 sq.m.

Freehold site area 0.56 acre/0.23 hectares



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Location

The property resides in a prominent position just to the south of the main Llandough Industrial Estate, adjacent to the main access road. Penarth Road Retail Park, a retail and trade counter scheme, is to the immediate south, benefitting from a surface car park go the rear. The eastern side of Penarth Road is West Point Industrial Estate.

Existing occupiers in the area include Crown Decorators, Nationwide Platforms, Sunbelt Rentals, Tredz and Brewers.

Description

Warehouse accommodation specified with steel portable lattice framed construction of 4.42m eaves height to the main building with 3.2m to the Toyshed area at the rear, brickwork elevations to sides, with the front portion of the building overlaid with metal profiled sheet cladding, together with trade counter entrance and aluminium frames glazing section. Ancillary office accommodation provides suspended ceiling with LED lighting, perimeter trunking, solid floor overlaid with floor coverings and with gas central heating.

Tenure

1. For Sale Freehold
2. To Let on FRI lease terms

*In addition there is a lease, which can be assigned over the car park area to the west of the building, which provides additional car parking and access to the side roller shutter doors, shaded blue below. Details available on application.

Price/Rent

Price: £1.3m

Rent: £110,000 per annum



For identification purposes only

Aerial Photography Link

Rates

Interested parties are advised to rely on their own enquiries to relevant Local Authority Rates Department.

Energy Performance Certificate

On application

VAT

All figures quoted are exclusive of V.A.T. where applicable.

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

CONTACT

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