



# Auction House South Wales



**For Sale By Auction: LOT 9**  
**Cae Glas Retail Parade, 65-75 Cae Glas Road, Rumney, Cardiff, CF3 3JX**

Auction House  
Colum Buildings, 13 Mount Stuart Square, Cardiff, CF10 5EE  
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## Commercial/Development Opportunity

A terrace of six leased three storey properties comprising of ground floor retail units with maisonettes above which are set out over two floors. Over the years some of the units have extended the accommodation on the ground floor to provide additional storage/garaging. Aside from the block is a rear access road which provides access to a detached link of six garages. The building has brick and rendered elevations with flat roof coverings and benefit from UPVC double glazed fenestration. The parade is located within a residential area close to a local school and other amenities on the eastern side of the city. All of the units are currently trading and in total the current annual income stands at £23,475 per annum. In our opinion, numbers 71,73 & 75 would offer scope for betterment of existing income once current leases reach the end of their periods.

## Tenure

See Legal Pack

## Tenancies

Please refer to image 2.

## Viewing Schedule

Please contact the auctioneers office for further detail. A full internal inspection will not be possible however it is envisaged that some of the retail element will be possible along with some of the commercial element.

## Energy Efficiency Rating (EPC)

Current Rating TBC

## Local Authority

Cardiff Council

## Solicitors

Cardiff Council Legal Team, The Courtyard, County Hall, Atlantic Wharf, Cardiff, CF10 4UW, Tel: 02920 873411

## Additional Fees

Buyer's Premium - 0.3% inc VAT of the purchase price payable on exchange of contracts.

Administration Charge - 0.25% inc VAT of the purchase price, subject to a minimum of £840 inc VAT, payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

**Auction Date:** Wednesday 12<sup>th</sup> February 2020

**Auction Time:** 5.00 p.m.

## Auction Venue:

Village Hotel 29 Pendwyallt Road, Coryton, Cardiff, CF14 7EF

Please call Auction House South Wales on 02920 475 184 to arrange a viewing



Gweithio dros Gaerdydd, gweithio gyda'n gilydd  
Working for Cardiff, working together