

For Sale By Auction | 12:00, 15 February 2023 | Lot 5
85 - 87 Harris Avenue, Rumney, Cardiff CF3 1QB

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***Guide | £185,000 (plus fees)**

- > Mixed Use
- > Tenure: See Legal Pack



Call the team on 02920 475 184 for more information

Floor Plan

Legal Pack

Finance available on this property | Find out more

Auction Date
Wed 15/02/2023

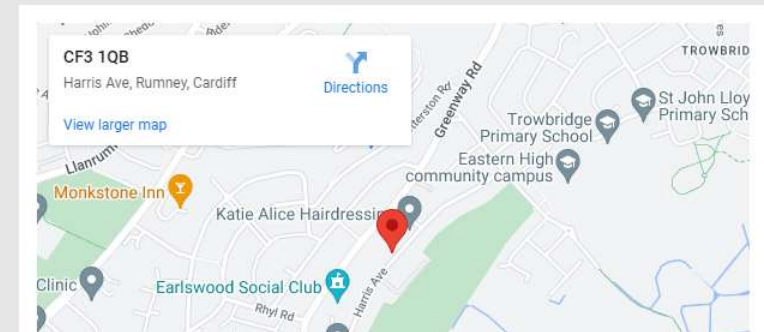
Viewing Times
Please call Auction House Wales on 02920 475 184 to arrange a viewing

Auction Time
12:00

Auction Venue
ONLINE

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- > Auction Information
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Development/Investment Opportunity Cyfle Datblygu/Buddsoddi

A pair of semi detached mixed use properties, both comprising of a retail unit to the ground floor and a three bedroom maisonette to the upper floors. To the rear of the property is a pair of single garages. We are informed that the garage belonging to no.87 is vacant whilst the other is held under the current lease arrangement for no.85.

In our opinion, the property offers an excellent investment opportunity and a further significant development opportunity of the entire site (please see site development brief prepared by Cardiff Council within the legal pack for further information).

We are informed that the current income sits at £9,000 per annum on an internal repairing lease basis. This income is generated by way of no. 85 being leased by way of a 10 year term from 26th October 2019 at £9,000 per annum and we are advised that no. 87 is vacant.

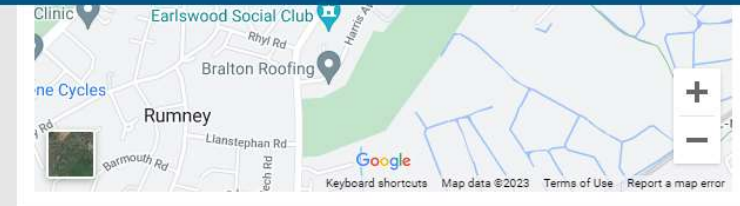
Please note that we have not internally inspected the properties at the time of release.

Dau eiddo par defnydd cymysg, y ddau'n cynnwys uned manwerthu ar y llawr gwaelod a fflat deulawr tair ystafell wely ar y lloriau uchaf. Mae dwy garej sengl yng nghefn yr adeilad. Rhoddwyd gwybod i ni fod y garej sy'n eiddo i rif 87 yn wag tra bod trefniant prydlas ar rif 85 ar hyn o bryd.

Yn ein barn ni, mae'r eiddo'n cynnig cyfle buddsoddi rhagorol a chyfle sylweddol i ddatblygu'r safle cyfan ymhellach (gweler y briff datblygu safle a baratowyd gan Gyngor Caerdydd sydd yn y pecyn cyfreithiol i gael rhagor o wybodaeth).

Rhoddwyd gwybod i ni mai'r incwm presennol yw £9,000 y flwyddyn ar sail prydlas atgyweirio mewnol. Caiff yr incwm hwn ei gynhyrchu gan fod rhif 85 ar brydlas 10 mlynedd o 26 Hydref 2019 am £9,000 y flwyddyn a dywedwyd wrthym fod rhif 87 yn wag.

Sylwer nad ydym wedi archwilio'r ddau eiddo yn fewnol ar adeg rhyddhau'r wybodaeth.



[View Larger Map](#)

Tenure

See Legal Pack

Tenure/Deiliadaeth

Advised Freehold

Cynghorir ei fod yn Rydd-ddeiliadaeth

Viewings/Ymweliadau

Auction House Wales 02920 475184.

Energy Efficiency Rating (EPC)

Current Rating D

Local Authority

Cardiff Council

Solicitors

Cardiff Council Solicitors, County Hall, Ref: Cardiff Council Solicitors

Additional Fees

Administration Charge - 1.2% inc VAT of the purchase price, subject to a minimum of £1200 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.

Cardiff

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