

## FREEHOLD FOR SALE

## SHOP PREMISES AND RESIDENTIAL FLAT

**108 BEULAH ROAD  
CARDIFF  
CF14 6LZ**



### Location

The property is situated on Beulah Road close to the main junction with Caerphilly Road.

The property benefits from a significant level of passing traffic.

There are several commercial occupiers within the near vicinity including Threshers, McColls and Morrisons Supermarket.

### Description

The property comprises a ground floor shop unit with ancillary accommodation and a first floor residential flat.

The possibility exists for the flat to be made self contained with a separate rear access.

There is car parking at the front of the premises for three vehicles.

### Accommodation

#### **Ground Floor**

Internal Width	6.25m	20ft 6in
Shop Depth	5.18m	17ft 0in
Ground Floor Sales	32.33m <sup>2</sup>	348sq.ft
Side Storage	12.63m <sup>2</sup>	136sq.ft
Rear Storage	13.93m <sup>2</sup>	150sq.ft
Kitchen	7.43m <sup>2</sup>	80sq.ft

#### **Upper Floor Flat**

Living Room  
Bedroom 1  
Bedroom 2  
Bathroom

### Outside

Rear Garden  
3 front parking spaces

### Rateable Value

Our inspection of the rating list shows the following assessment for the ground floor commercial part of the building.

Shop & Premises	
Rateable Value	£6,200.00
Rates Payable (2007/2008)	£2,777.60

Interested parties are advised to make their own enquiries with the Local Authority to verify the above figures.

### Tenure

We understand that the property is freehold.

### Price

£249,000 for the freehold interest with vacant possession.

### VAT

All figures quoted are strictly exclusive of VAT where applicable.

### Legal Costs

Each party to be responsible for their own legal costs in the transaction.

### Viewing

Strictly by appointment through this office please contact:-

Philip Gwyther – Tel: 029 2034 7122

e-mail [philip@ejhales.co.uk](mailto:philip@ejhales.co.uk)