



RARE FREEHOLD OPPORTUNITY
SITUATED IN THE

CANAL QUARTER

CARDIFF CITY CENTRE

4 CHURCHILL WAY

CARDIFF

CF10 2DW

AND

6 & 8 CHURCHILL WAY

CARDIFF

CF10 2DW

2 IMPOSING PERIOD PROPERTIES



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28 Windsor Place • Cardiff • CF10 3SG

LOCATION

Cardiff is the dominant retail and leisure centre serving Wales. It has a resident population in the region of 300,000 and a primary catchment population of 1.26 million.

The properties are situated less than 100 yards from Queen Street and have a large frontage onto Churchill Way.

Churchill Way is a busy retail / business location where occupiers include Pulse, The Kings, The Dock Feeder, Jacky P and The Cardiff Arms, as well as Tesco, The Gym Group, Flannels, Toni & Guy, Nat West, Coral, numerous offices – as well as a range of independent retailers and food outlets – with residential units above. This creates a vibrant mix that is popular with both local residents and students.

Cardiff Queen Street Railway Station is only 100 meters to the east – whilst many bus routes leave from Churchill Way – both providing excellent connectivity.

Churchill Way and the immediate surroundings have seen significant investment in the last couple of years. This includes opening up the canal/dock feeder at the top of Churchill Way and the associated landscaping/ streetscaping

DESCRIPTION

4 Churchill Way

This property comprises of ground floor retail / A3 use with basement. There are two upper floors which have been used as offices.

Ground Floor	Kiosk	Vacant	330 sqft
	Basement		335 sqft
	Corals	Holding Over at £15,000 pa	701 sqft
	A3 Unit	Vacant	G/Floor 1,213 sqft Basement 1,422 sqft
First Floor	Office 1	Vacant	1,205 sqft
	Office 2	Vacant	1,080 sqft
Second Floor	Office 1	Vacant	1,205 sqft
	Office 2	Vacant	1,080 sqft

6 & 8 Churchill Way

These properties are a pair of semi detached former Victorian villas.

They are available as a whole of individually and are vacant.

Each property has four floors with the following approximate net areas:-

Ground Floor	685 sqft
First Floor	665 sqft
Second Floor	570 sqft
Basement	735 sqft
Total	2,555 sqft

CAR PARKING

There is a large car park at the rear and side of the property.

RATES

Interested parties are advised to check with the Local Rating Authority regarding current rating assessments.

TENURE

Freehold.

PRICE

4 Churchill Way	£850,000
6 & 8 Churchill Way	£750,000
Or individually	£375,000 each

RENTAL

Offers to rent the property would also be considered.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

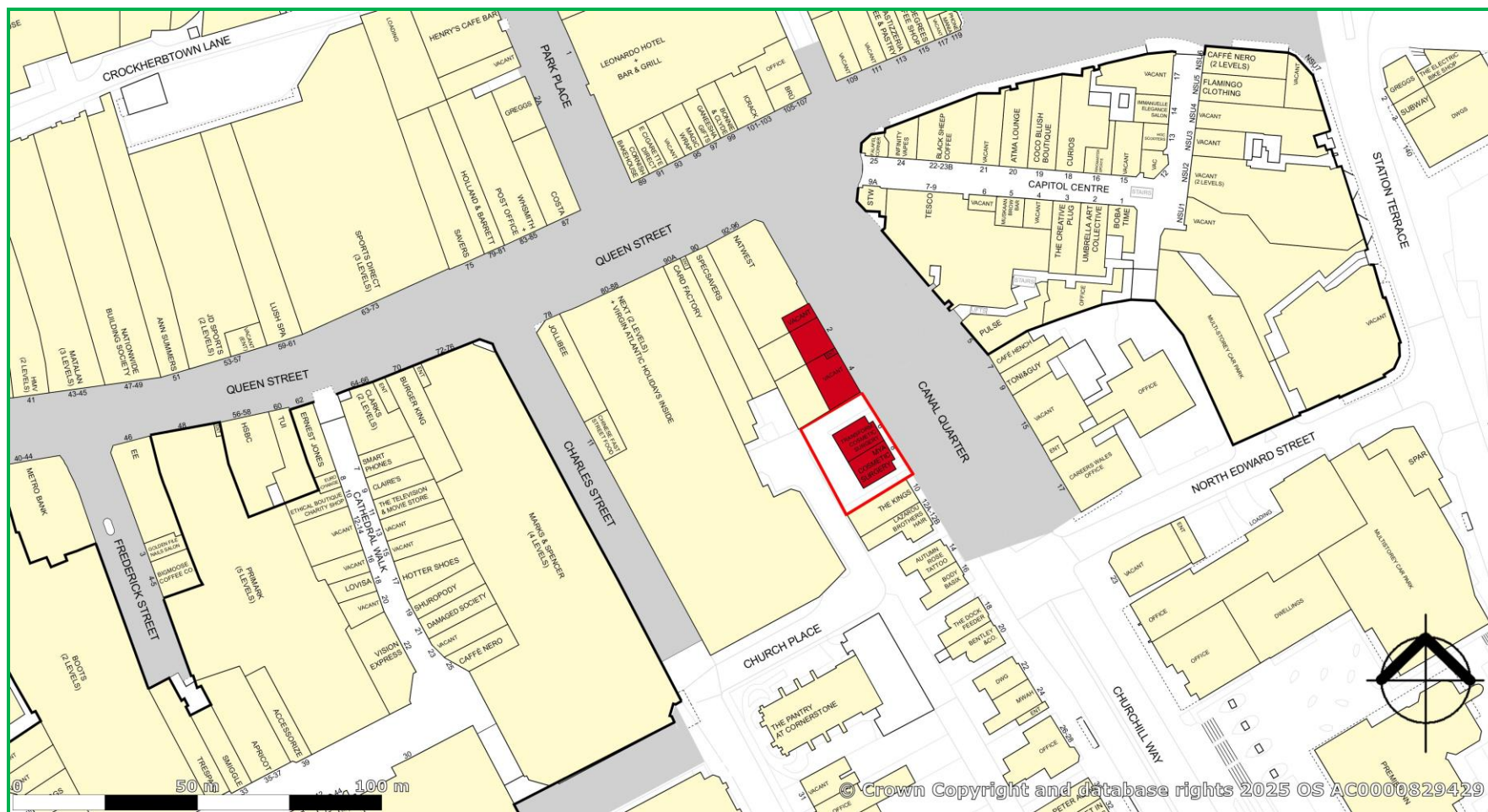
LEGAL COSTS

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

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, EJ Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.





VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:
Terry Melia • Tel: **07775 910993** • E-mail: terry@ejhales.co.uk
Daniel Griffiths • Tel: **07818 553350** • E-mail: dan@ejhales.co.uk

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