

# FOR SALE

## Prominent Former Butcher's Shop with Flat



4 Fairwater Green  
Fairwater  
Cardiff  
CF5 3BA



## Location

The property is situated on Fairwater Green in Fairwater, West Cardiff. Cardiff City Centre is within 3 miles and the area is heavily populated with a number of established national and regional operators. They include, **The Co-Op, Ladbrokes, The Friary Fish Bar and Lloyds Pharmacy.**

## Description

The property comprises an open plan former butcher's shop with rear ancillary and storage. At first floor is a 2-bed flat with its own self-contained entrance from the front. It is currently occupied on an Assured Shorthold Tenancy. The current passing rent is £550 pcm.

To the rear is a self-contained forecourt with parking for 2-3 cars.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following net internal floor area:

Floor	Size (sq ft)	Size (sq m)
Ground Floor Sales	599	55.7
Storage	799	72.4
<b>Total</b>	<b>1,378</b>	<b>128.1</b>

## Rates

The current ground floor Rateable Value of the property for the period 2018/19 is based on UBR multiplier of £0.526p. The Rates Payable for 2018/19 are as follows:

Rateable Value	Rates Payable
£10,500	£5,523

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

## Tenure

Freehold

## Purchase Price

£300,000 exclusive.

## VAT

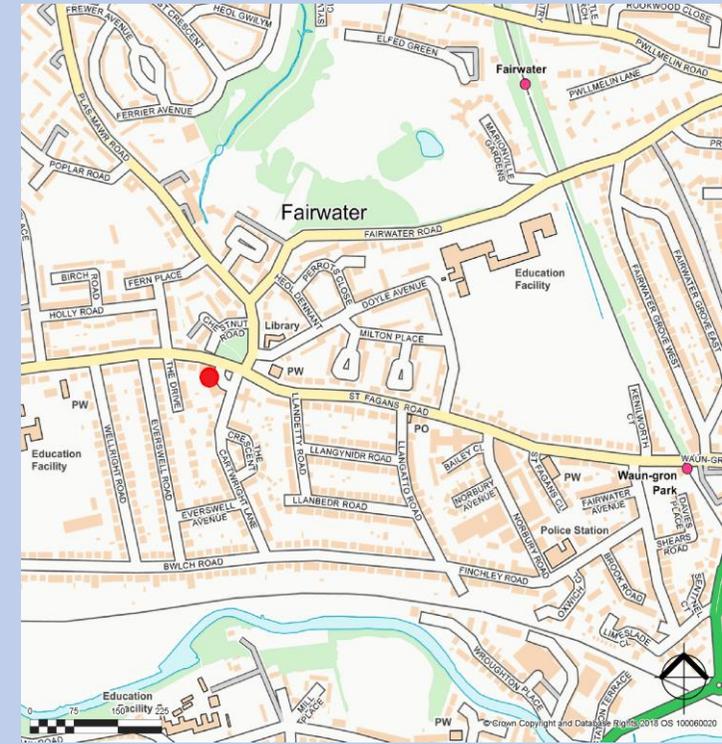
All figures quoted are exclusive of V.A.T. where applicable.

## Energy Performance Certificate

Available on request.

## Costs

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



## Further Information

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