

HIRONS
MORGAN
& YAPP

PROPERTY ADVISORS & CONSULTANTS

FOR SALE

**Offices/gallery with potential for
alternative uses**



**Cardiff Road
Llandaff
Cardiff
CF5 2DQ**



(029) 20 388988

Location

The property is located in Llandaff approximately two miles north west of Cardiff City Centre.

Shops and local amenities are in the immediate vicinity and there are good communication links to all parts of Cardiff and the M4 motorway.

There is a public car park a short walk from the property.

Accommodation

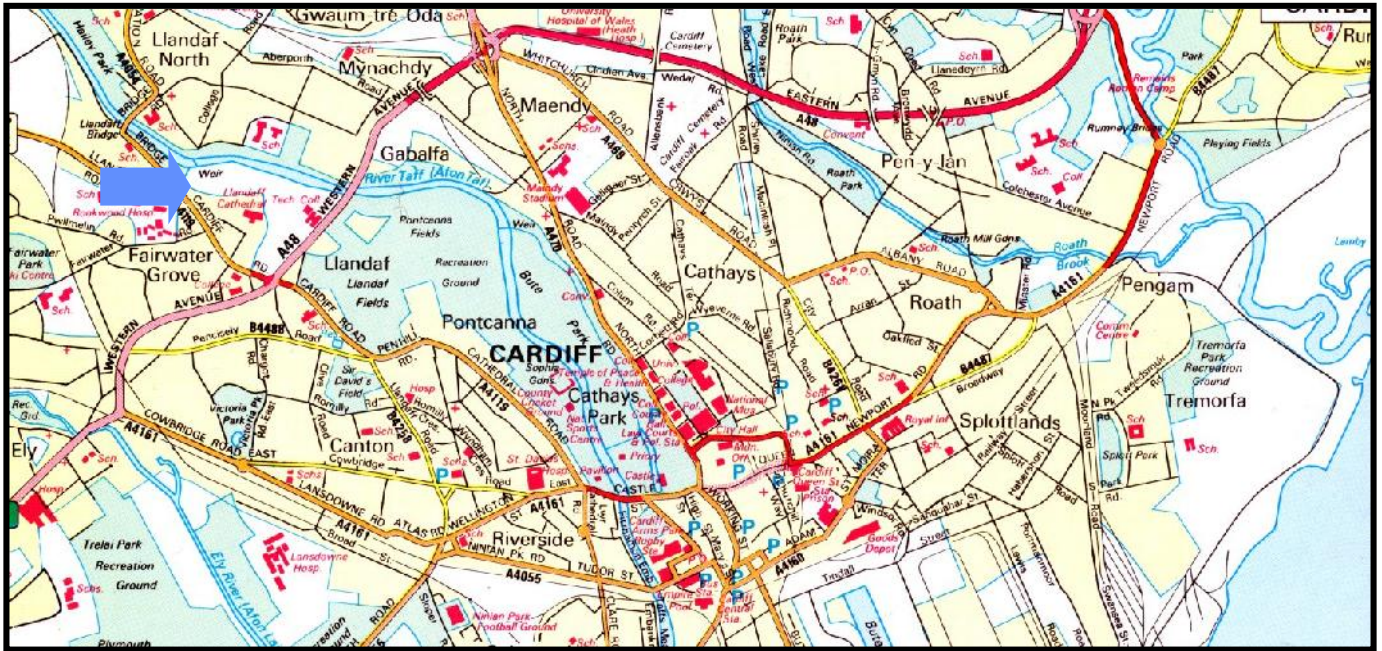
The property has an approximate net internal area of 2597 sqft (241sqm)

Rates

Currently split into a number of assessments. Further details on application.

Use

Currently used as offices and an art gallery but suitable for alternative uses subject to planning



Description

An imposing listed building constructed on two floors plus roof space. The accommodation currently provides cellular office and an open plan gallery. The specification includes:

- Gas central heating
- Suspended ceilings and inlaid lighting
- Fully carpeted
- Male and female WC's
- Kitchen
- Fire and security alarm
- Cabled for telephone and data

Parking

Car parking is provided to the rear with access via a service lane from High Street.

Terms

The property is available for sale Freehold and offers are invited.

VAT

We are advised VAT is payable in addition

Viewing

Contact Mark Hirons

07977 416731 mhiron@hmy.co.uk

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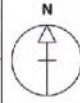
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CARDIFF / CAERDYDD

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