

# Stephenson & Alexander

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PROPERTY PARTICULARS

## FOR SALE/TO LET MILLBANC HOUSE, MAINDY, CARDIFF



- **Affordable Office Space – suitable as offices for a Professional Firm, Building Construction or Engineering Related Businesses**
- **Convenient Location**
- **Secure Parking**

### COMMERCIAL PROPERTY CONSULTANTS

Messrs. Stephenson & Alexander for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor institute part of, an offer or contract;
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of Messrs. Stephenson & Alexander has any authority to make or give any representation or warranty whatever in relation to this property;
- all terms quoted are exclusive of VAT unless otherwise stated. Prospective purchasers and lessees should make their own enquiries to establish whether or not the transaction may be subject to the addition of VAT and the implications thereof.

**Location / Description:**

The property is located in Cross Place, just off North Road, which is one of the main arterial routes leading into the City Centre. North Road connects with the A470 road and the M4 motorway some 4 miles to the north and the property offers a highly prominent position on this very busy road.

The ground floor unit comprises storage space which can be accessed by a front loading bay. The upper floor provides generous office accommodation currently divided by stud partitioning creating cellular office space. However an open plan area can be created with minimal effort and cost.

**Accommodation:**

Ground Floor Storage Approx = 925 sq ft (85.94 square metres)  
First Floor Office Approx = 925 sq ft (85.94 square metres)

**Planning:**

The property currently has consent for Class B1 of the Town and Country (Use Classes) Order 1987.

**Rates:**

We have been verbally informed by Cardiff County Council that the property has the following rates liability:

Rateable value for the year April 2009/2010 £10,500  
Rates payable for the year April 2009/2010 £5,134 pa

We recommend Interested parties satisfy themselves with regards to the Rateable Value by contacting the VOA direct.

**VAT**

All prices and rents are quoted exclusive of VAT. Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction.

**Legal Costs:**

Each party to be responsible for their own legal costs.

**Term**

The Property is available to purchase freehold with vacant possession. We are seeking £120,000.

Or Alternatively

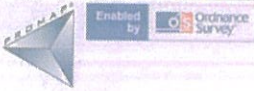
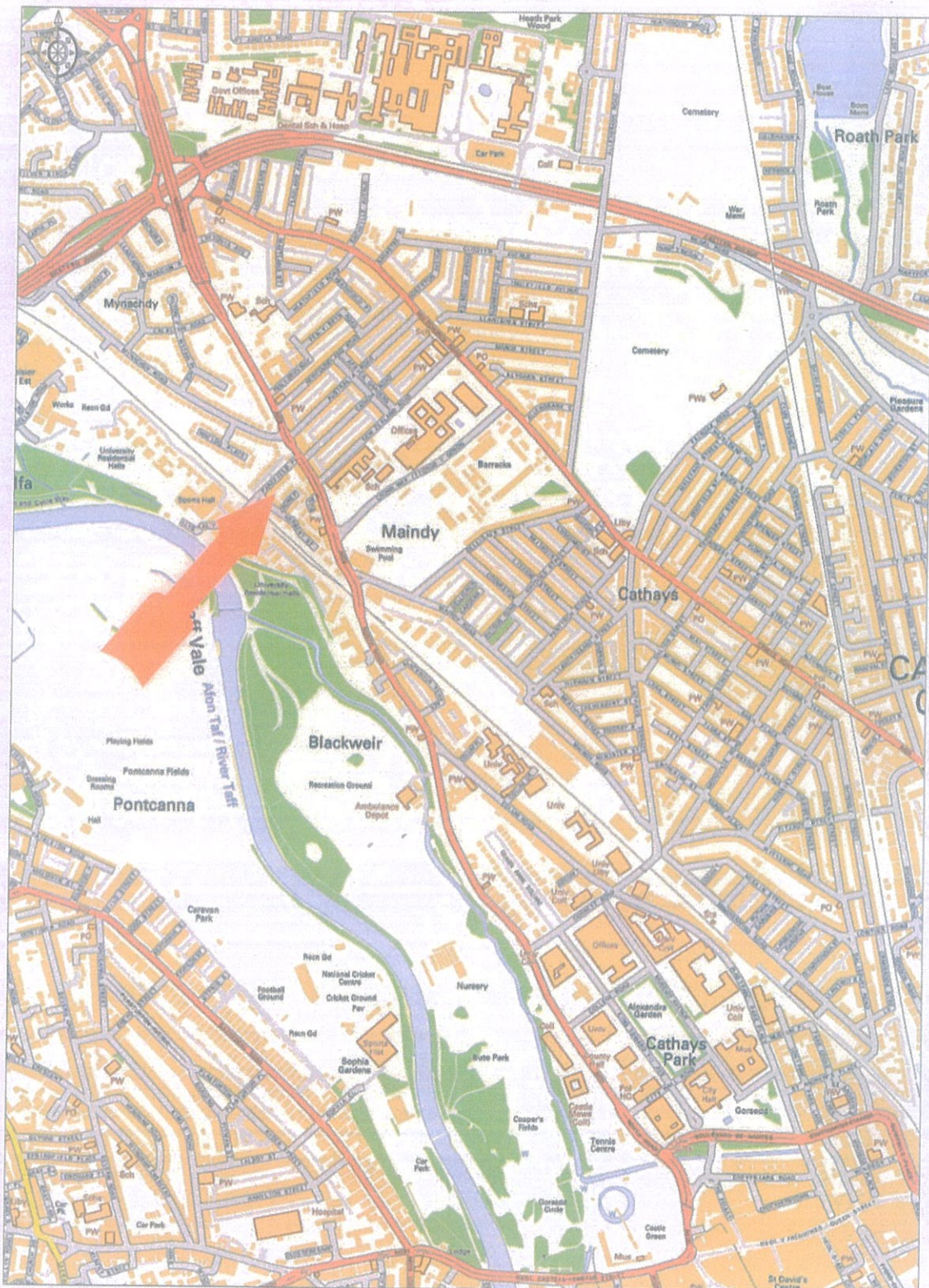
The Property can be let on a new FRI lease for a term to be agreed at £10,000 per annum exclusive.

**Viewings:**

By appointment with the sole agents:

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Cardiff CF10 1PZ  
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**Subject to Contract**



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