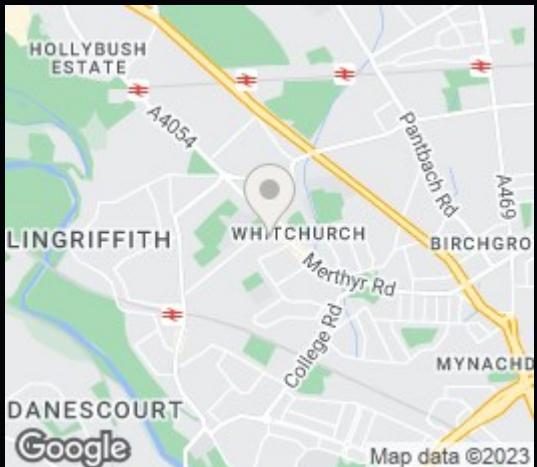




12, Merthyr Road,  
Whitchurch,  
Cardiff,  
CF14 1DG

THOMAS H  
WOOD

0 Bed Commercial  
Freehold  
Asking Price £400,000



\*\*\*SHOP/OFFICES IN PRIME WHITCHURCH LOCATION\*\*\* The property is centrally located on Merthyr Road in Whitchurch, an affluent suburb located approximately 5km to the north of Cardiff city centre. Llandaff North and Coryton train stations are nearby with well serviced bus routes running past the premise. This two storey mid terraced property offers mixed use on this established parade of shops which include Greggs, Boots Pharmacy, Principality Building Society and other successful local businesses.

The available property is configured to provide a retail unit to the ground floor and ancillary accommodation to the first floor. The property benefits from rear access and parking that is accessible via Merthyr Road.

#### ACCOMMODATION

The property has been measured on a net internal area basis and provides the following areas

##### Ground Floor

731 sq ft 67.91 sq m

##### First Floor

504 sq ft 46.82 sq m

##### Total

1,235 sq ft 114.73 sq m

#### CAR PARKING

The property benefits from off road parking located to the rear of the premises.

#### GUIDE PRICE

£400,000 please note this property has been elected for VAT.

#### VAT

We understand that the property has been elected for VAT.

#### BUSINESS RATES

The property has a rateable value of £13,000. Using the Uniform Business Rate (0.535) 2022/23 this results in rates payable of £6,995.

Interested parties should reply on their own enquiries with the Local Authority.

#### USE

The property benefits from A2 planning use.

Potential alternative uses could be available subject to planning consent.

#### EPC

E Rating

#### VIEWING

Strictly by appointment through sole agents Thomas H Wood.

#### LEGAL COSTS

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

Asking Price £400,000

CONTACT

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