



Victoria House, 1, Station Approach  
Penarth, CF64 3EE

Watts  
& Morgan



# Victoria House, 1, Station

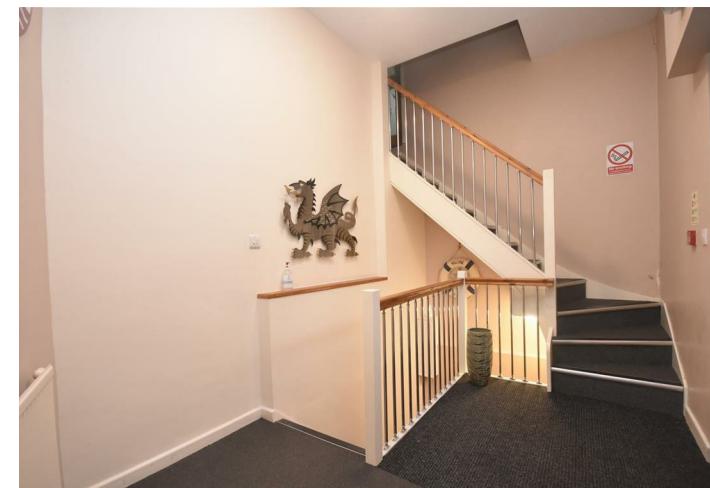
Annroach  
Penarth CF64 3EE

**£550,000 Freehold**

null Bedrooms | null Bathrooms | null Reception Rooms

- Available For Sale with full vacant possession a highly prominent 4-storey town centre property considered suitable for a variety of retail, business and hospitality uses.
- Possibility for conversion to residential (subject to relevant planning consent).
- Situated in a highly prominent location on the corner of Station Road and Victoria Road, Penarth.
- Immediately available For Sale, Freehold tenure and with full vacant possession at an asking price of £550,000.

## Directions



Your local office: Penarth

T 02920 712266 (1)

E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

## Summary of Accommodation

### Location

Situated in a highly prominent location fronting Station Approach and the corner of Station Road and Victoria Road Penarth Town Centre.

Penarth is one of the Vale of Glamorgan's most sought-after hospitality, retailing and residential destinations lying just 2 miles or so South of Cardiff Bay, 3 miles South of Cardiff City Centre and approximately 8 miles South-West of Junction 33 of the M4 Motorway via the A4232 dual carriageway.

### Description

The property briefly comprises a traditionally built end of terrace 4-storey property that briefly comprises of self-contained ground floor retail unit and self-contained 3-storey office building.

The property is considered suitable for a variety of commercial uses subject to the obtaining of any necessary planning permission and also offers potential for residential conversion.

The property briefly provides the following accommodation: -

### Self-Contained Retail Unit

Sales Area – 46.35 sq.m (499 sq.ft) NIA  
Ancillary – 15.97 sq.m (172 sq.ft)

### 3-Storey Office/Business Space

Below Ground Floor/Ancillary Space – 33.6 sq.m (362 sq.ft)

First Floor – Open-plan Office Suite and Kitchen – 48.62 sq.m (523 sq.ft) NIA

Second Floor – 38.9 sq.m (419 sq.ft) NIA

Total Office/Business Space – 121.1 sq.m  
(1,304 sq.ft) with restricted head room in part.

### Tenure

The property is to be sold Freehold tenure and with full vacant possession.

### Sale Price

£550,000

### Legal Costs

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

### EPC

Energy Rating - Band C

### VAT

All figures quoted are exclusive of VAT if applicable.

### Anti Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

### Viewing

Strictly by appointment only through sole selling agents:

Messrs Watts & Morgan LLP





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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