

1 UPPER KINCRAIG STREET

Roath, Cardiff, CF24 3HA



Key Highlights

- 2 x retail (A1 & A3) units and first floor 3-bedroom flat.
- GIA of approximately 3,920 sq ft / 364 sq m.
- Planning permission for conversion into 7 apartments.
- Located in the suburb of Roath, approximately 1.5 mile north east of Cardiff city centre.
- Freehold subject to occupational leases.
- Guide Price: £350,000.

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2 Kingsway
Cardiff CF10 3FD

+44 (0) 2920 368 967

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Location

The property is located on Upper Kinraig Street in Roath. Roath is a popular area with students, young professionals and families due to its proximity to Cardiff University, the city centre and Roath Park. A range of local amenities and eateries are available nearby on City Road and Albany Road. The property lies in close proximity to Newport Road which connects Cardiff to the A48 and M4. Cathays Train Station is approximately 0.7 miles to the west.

The Property

A two storey end of terrace building comprising two ground floor retail units, a rear workshop and first floor 3-bedroom flat. Both the residential and commercial elements have been recently refurbished throughout.

Floor Areas

The property provides the following approximate floor areas:

UNIT	FLOOR	CURRENT USE	SQ FT	SQ M
Unit 1a	Ground Floor	A1 retail, store, WC	1,620	150.50
	First Floor	Store room	889	82.55
Unit 1b	Ground Floor	A3 retail, kitchen and WC	526	48.87
Flat	First Floor	3 x bedrooms, kitchen, bathroom, living room	885	83.22

Total GIA = 364 sq m / 3,920 sq ft

Tenancy Schedule

UNIT	TENANCY DETAILS	CURRENT RENT
Unit 1a	Lease until 4 May 2026	£12,000 per annum
Unit 1b	Lease until 10 July 2024	£6,000 per annum
Flat	Standard Contract until 25 May 2024	£11,940 per annum
Total rental income		£29,940 per annum

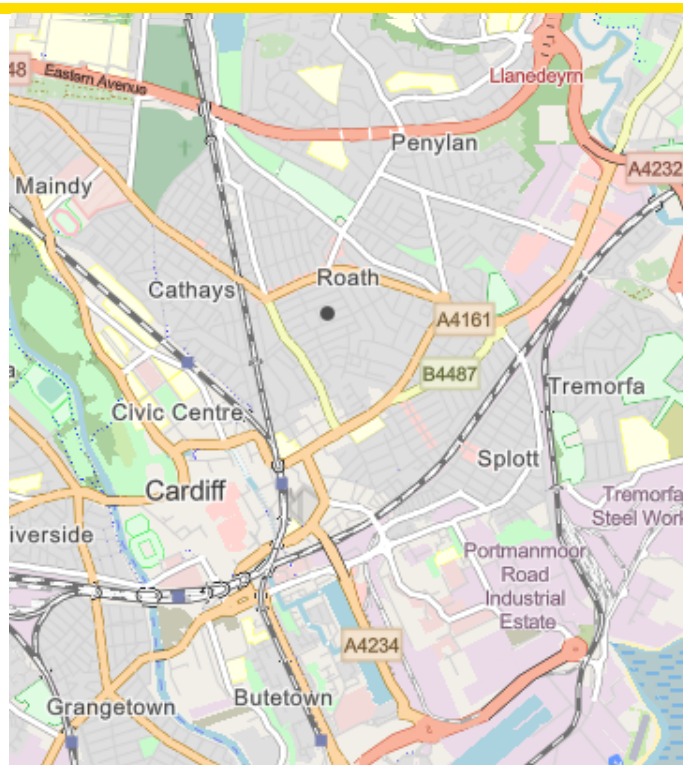
There is the potential to achieve further rental growth at the property.

Planning

The property benefits from planning permission from Cardiff Council (ref: 21/00258/MNR) for the 'Demolition of rear workshop and conversion of 7 apartments with rear extension and rear dormer roof extensions and associated works'.

The property also has the potential to add a further 1 or 2 residential units and retain the commercial units (subject to planning) or convert into other uses, including an apart-hotel scheme.

Further information is available in the information pack.



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EPC

Flat - E

Retail units - to be assessed.

Rateable Value

£10,500

Viewings

Viewings are by appointment only with the sole agent, Savills.

Tenure

Freehold subject to the occupational leases.

VAT

The property is not elected for VAT.

Further Information

Access to an information pack which includes the following is available on request:

- Floor Plans
- Planning Information
- Title Information
- Leases
- EPC
- Rates Information

360 tours of the property are available here:

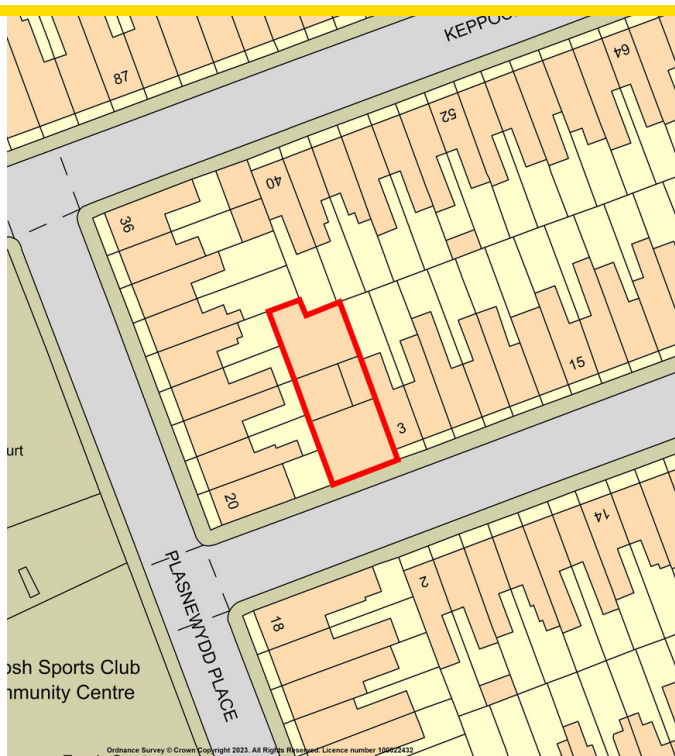
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Unit 2: <https://my.matterport.com/show/?m=iUUh3osNurg>

Flat: <https://my.matterport.com/show/?m=8rn6fk6PKvo>

Guide Price

£350,000.



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Photo from September 2023 – the fit out of the unit is now complete and trading.

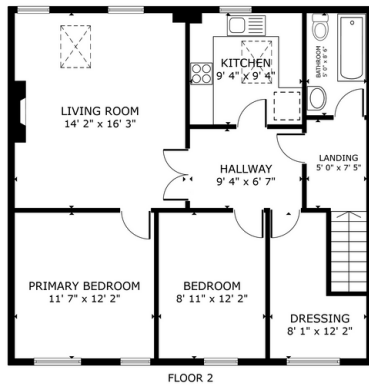


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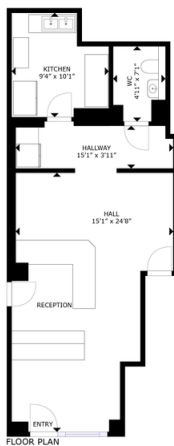
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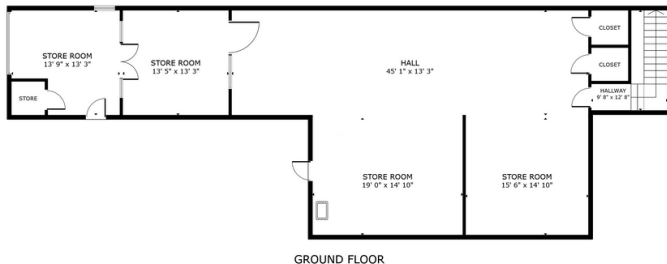
GROSS INTERNAL AREA
FLOOR 2: 145 sq. ft. FLOOR 2: 145 sq. ft.
TOTAL: 289 sq. ft.

Flat



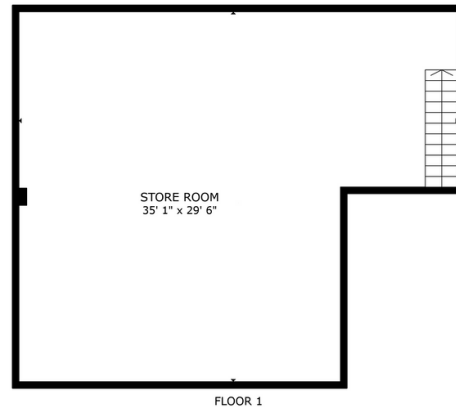
GROSS INTERNAL AREA
FLOOR PLAN: 125 sq. ft.

Retail Unit 2



GROSS INTERNAL AREA
GROUND FLOOR: 1,820 sq. ft. FLOOR 1: 889 sq. ft.
TOTAL: 2,709 sq. ft.

Ground Floor - Retail Unit 1



GROSS INTERNAL AREA
GROUND FLOOR: 1,820 sq. ft. FLOOR 1: 889 sq. ft.
TOTAL: 2,709 sq. ft.

First Floor - Retail Unit 1



Contact

Chloe Latham

+44 (0) 2920 368 967
chloe.latham@savills.com

Matt Allen

+44 (0) 2920 368 966
matt.allen@savills.com

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