James Douglas
SALES AND LETTINGS

FOR SALE

Splott Road, , , CF24 2BU

£320,000



- Priced to Sell
- Investment Opportunity
- No Onward Chain
- Large Ground Floor Commercial
- Rear Garage
- Large Three Bedroom Flat Above Commercial Premises
- EPC Rating E

James Douglas Sales & Lettings, St Martins Row, 1 Albany Rd, Cardiff , CF24 3RP
029 2045 6444

Description…

James Douglas is thrilled to present to the market this versatile mixed-use freehold property, situated in a highly visible and bustling location at Splott Road, Cardiff (CF24 2BU). Priced to sell, this property represents a fantastic opportunity for investors and developers looking to capitalise on a spacious commercial footprint with a high-quality residential unit above.

The Commercial Unit (Ground Floor):
Currently operating as a well-established local florist (Rolfes the Florist), the ground-floor commercial unit is deceptively spacious. Beyond the main shop front, the layout offers plenty of versatile reception rooms and extensive storage space. To the rear, the property further benefits from a private yard and a highly sought-after garage. While the ground floor does require some work and modernisation, it offers a fantastic blank canvas for a variety of future business ventures or potential development.

The Residential Flat (First Floor):
Upstairs, the property features a superb, generously sized 3-bedroom flat that has been completely renovated and is presented in fantastic condition. Designed for modern living, the accommodation revolves around a bright and airy open-plan kitchen and diner, complemented by a contemporary family bathroom. The current tenants are due to vacate at the start of December; however, the vendor is proactively advertising for new tenants, making this an ideal setup for an investor looking for an immediate and steady rental yield.

Viewings: Strictly by appointment only with Sole Agent, James Douglas, Commercial.

Disclaimer:
We strongly advise all prospective buyers to conduct their own independent checks, legal due diligence, and inquiries with the local authority regarding planning permissions and licensing for their intended use before proceeding.
BUSINESS IS NOT FOR SALE

Additional Information

Tenure: Freehold
EPC's: Shop- D Flat- E
Council Tax Band for Flat: A
Use Class Order: Class A1
Rents per month: Shop- £850 Flat- £995

Accommodation…


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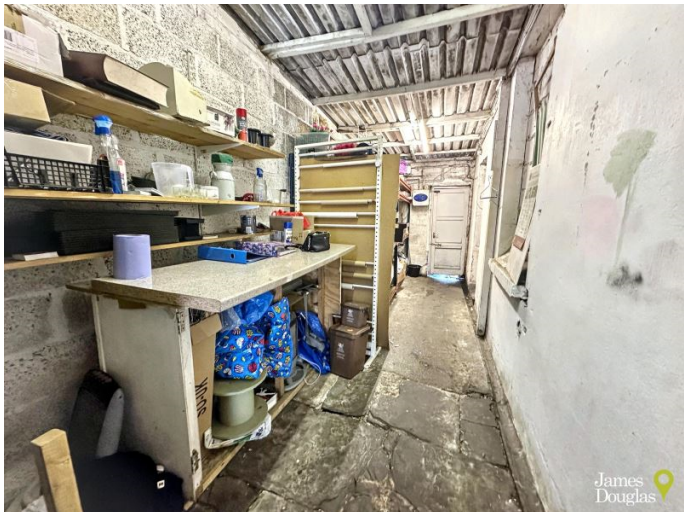
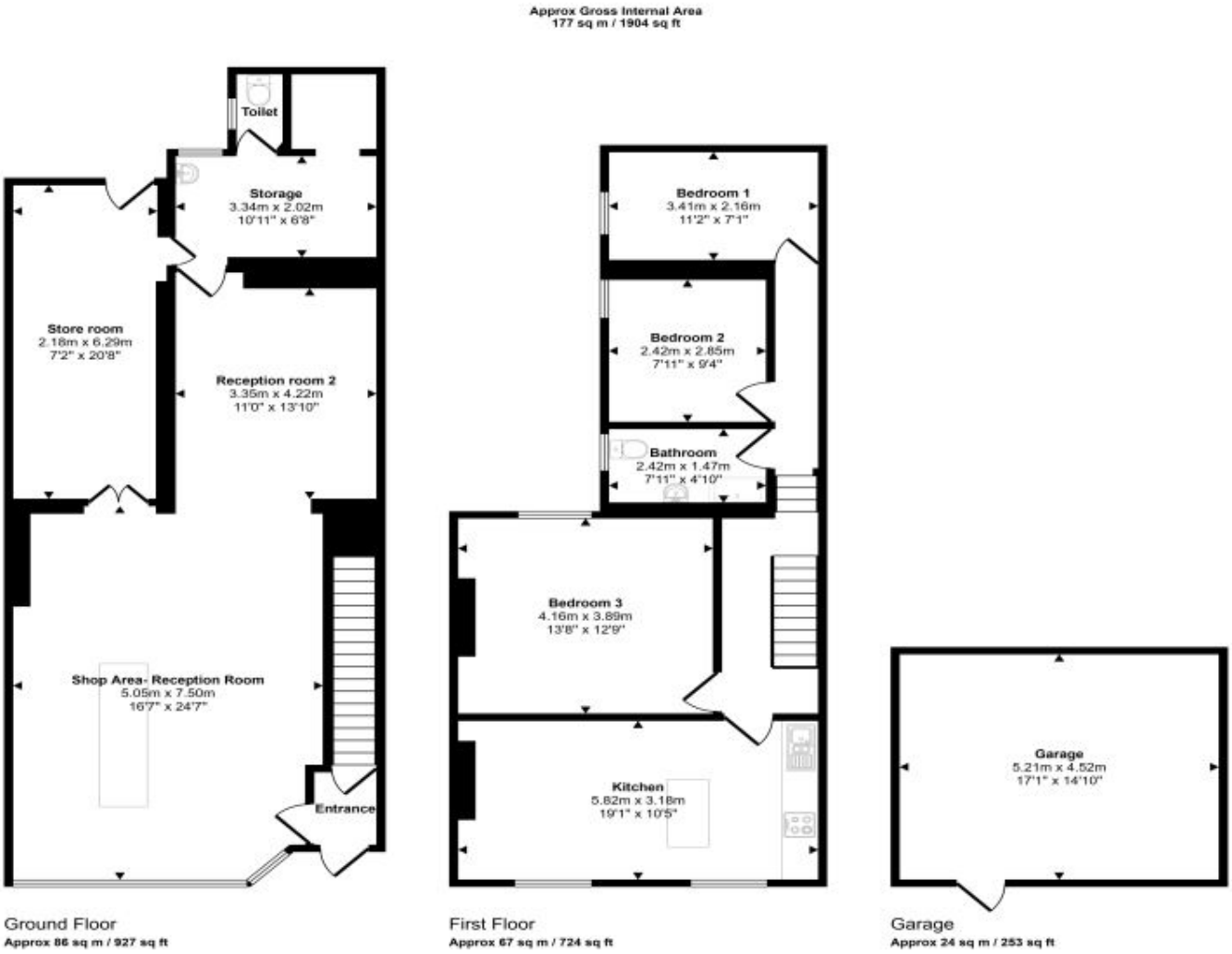



GOLF
BOX



Floorplan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Rating

