

FOR SALE

Offers in the Region Of £135,000 Freehold



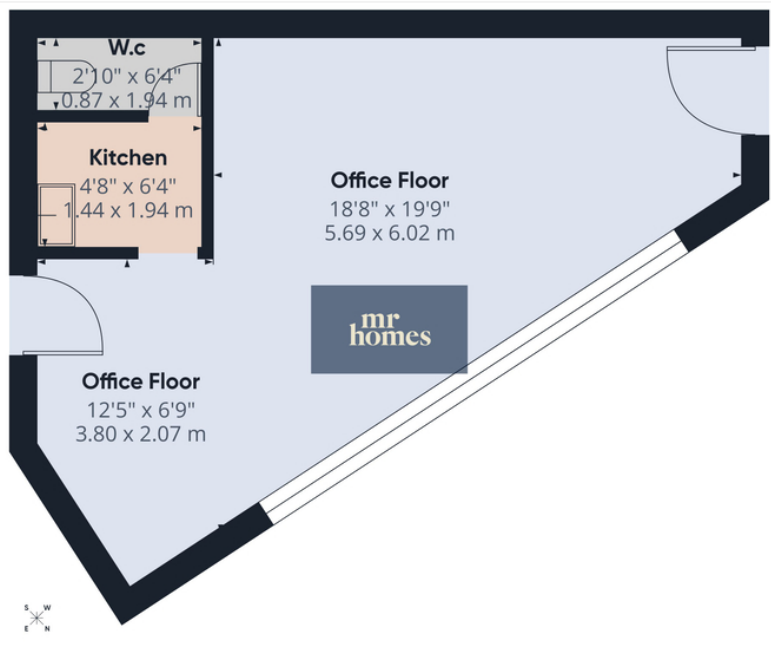
173 Pwllmelin Road, Cardiff, South Glamorgan. CF5 3QB

- AVAILABLE IMMEDIATELY - (380 ft²) (35.3 m²) FLOORSPACE
- COMMERCIAL UNIT FOR SALE or TO LET
- LOCATED ON A BUSY PARADE OF SHOPS
- KITCHEN FACILITY
- W.C FACILITY
- FREE PARKING AVAILABLE
- BUSINESS RATES = £5700.00 Per Year
- EPC RATING = D 77



Mr Homes Estate Agents
Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD

02920 204555
info@mr-homes.co.uk



PROPERTY DESCRIPTION

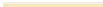
*** AVAILABLE NOW - FOR SALE or TO LET *** MR HOMES Offer this COMMERCIAL (LOCK UP) SHOP/OFFICE UNIT *** Rarely available Unit FOR SALE or TO LET is this Ground Floor Lock Up Unit which has an A2 Licence. The Premises Floorspace Covers (380 ft²) (67.97 m²). Also with a Kitchen, W.c Facility & Security Shutters. (Business Rates* = £5700.00 Per Year) *Eligibility for small business relief in the UK primarily applies to business rates and certain tax allowances, depending on specific criteria like your property's rateable value, business structure, and location.

EPC RATING = D 77

PLEASE CALL 02920 204 555 or 07832134001 For More Information & Access to View.
WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS



MATERIAL INFORMATION

Parking Types: None.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: Cable.

Accessibility Types: Level access.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

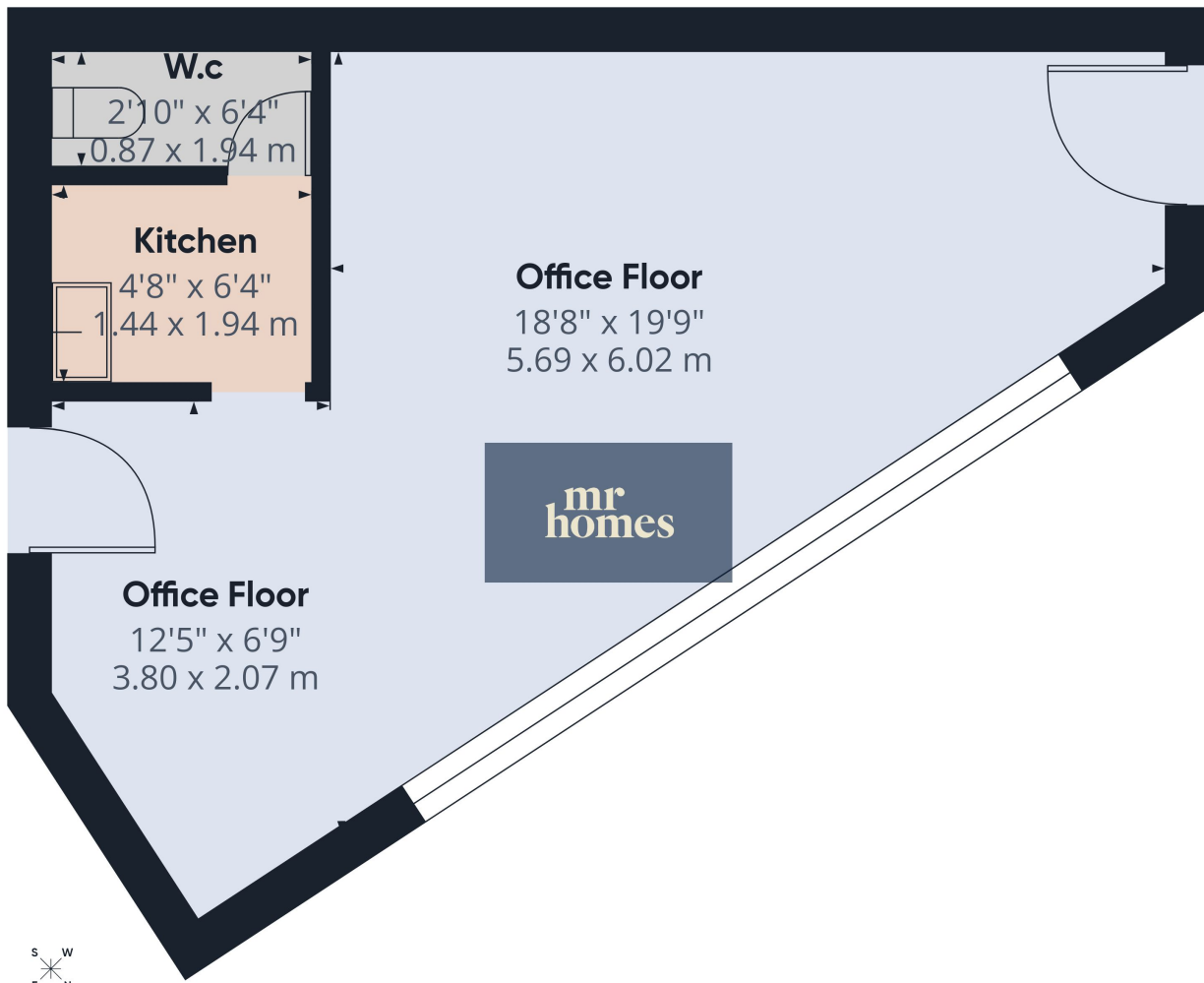
No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

FLOORPLAN & EPC

mr
homes



mr
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Approximate total area^m
380 ft²
35.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

77 This is how energy efficient the building is

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