

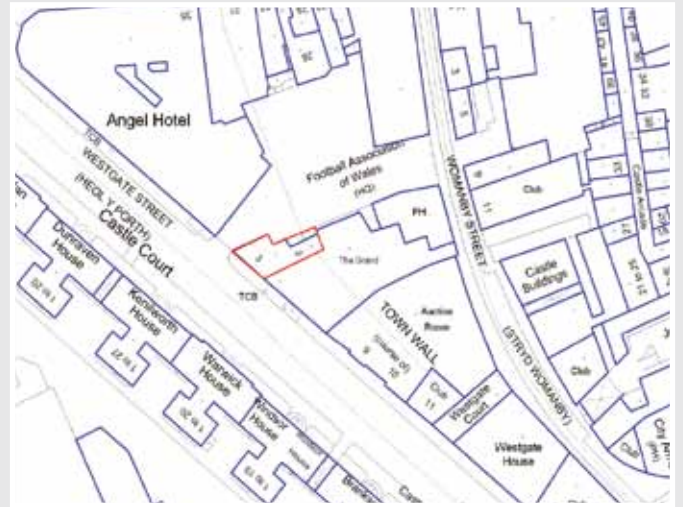
FOR SALE/ TO LET

3 WESTGATE STREET CARDIFF CF10 1DD



327 m² (3,520 ft²)

CITY CENTRE OFFICE BUILDING
WITH ALTERNATIVE USE POTENTIAL



Plans for identification purposes only. Not to Scale.

LOCATION

The property is prominently located at the heart of the city centre on Westgate Street, directly opposite Cardiff Rugby Club and The Millennium Stadium.

It benefits from being in close proximity to the city's main amenities including shopping, restaurants, bars, theatres and hotels.

There are two NCP car parks situated on Westgate Street and contract parking is available opposite. The area is well served by public transport and is within a few hundred metres of both Cardiff Central Railway and Bus Stations.

DESCRIPTION

The offices are arranged over ground and four upper floors with basement storage.

ACCOMMODATION

	m ²	ft ²
Basement Store	-	-
Ground	58.1	625
1st	68.1	733
2nd	68.1	733
3rd	66.3	713
4th	66.3	713
Total	326.9	3,518

SPECIFICATION

- Grade II Listed
- Original features
- Male & female WC's

TENURE

For sale or to let.

Price/rent on application.

PLANNING

The property has planning for an extension (removal of external fire escape, extension to side/rear, lift and DDA entrance) – further details on application (ref: 07/01249/C).

The property also has potential for alternative use subject to planning.

RATES

RV(2010)	£18,950
UBR (2010/11)	40.9

VIEWING/FURTHER INFORMATION

Strictly by appointment with the joint agents:



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