



21-22 Park Place

Cardiff, CF10 3DQ

FOR SALE

**PRIME DEVELOPMENT SITE WITH
PLANNING**

- + City centre location
- + Planning reference 18/03009/MJR
- + £1,750,000

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www.emanuel-jones.co.uk



LOCATION

The properties are situated on the corner of Park Place and St Andrew's Place, directly opposite Gorsedd Gardens and the National Museum of Wales. Park Place is located within Cardiff's established office district and within 5 miles walking distance of its prime retailing area of Queen Street.

Queen Street and Cardiff Central train and bus stations are also within easy walking distance, together with Cardiff's Law Courts, University and Barrister's Chambers.

The site falls within the Windsor Place Conservation Area.

DESCRIPTION

The available site comprises two Victorian semi detached office buildings of which both are extended at the rear. The areas of the buildings are as follows;

21 Park Place	4,264 sq ft		(396.12 sq m)
22 Park Place	2,972 sq ft		(276.11 sq m)

SITE

The total site area extends to approximately 0.238 acres (962.21 sq m).

TENURE

Freehold with vacant possession.



PLANNING

Both properties currently have planning for B1 offices.

The site has also been granted planning consent, subject to S106 payment of £269,895, for the demolition of existing rear buildings and change of use and extension of existing office building to provide refurbished offices and 16 flats (3 x 1 bedroom flats and 13 x 2 bedroom flats ranging between 47 sq m and 122 sq m).

More information can be found under planning reference 18/03009/MJR.

PURCHASE PRICE

£1,750,000 for the freehold site.

BUSINESS RATES

21 Park Place - £49,750

22 Park Place - £29,750

Interested parties though should rely on their own enquiries with the Local Authority.

EPC

21 Park Place - Band E

22 Park Place - Band E

Further details on request.

VAT

The properties are not elected for VAT.

LEGAL COSTS

Each party to bear their own.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rob Emanuel / Rhys Williams
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SUBJECT TO CONTRACT AND AVAILABILITY



September 2019

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