

# FOR SALE OFFICE INVESTMENT

1,870 sq. ft. office with 8 car parking spaces

32 Lambourne Crescent, Cardiff Business Park, Cardiff CF14 5GG



**Fletcher  
Morgan**

25 Park Place, Cardiff CF10 3BA

[www.fletchermorgan.co.uk](http://www.fletchermorgan.co.uk)

029 2037 8921

## Location

The subject property is located within Cardiff Business Park in Llanishen. The premises are close to Llanishen Leisure Centre and Cardiff Lifestyle Shopping Park, on Ty Glas Avenue that includes Marks & Spencer, Starbucks, Boots and Homesense.

The area is well served by public transport with various bus stops close by and a park and ride rail link on the business park itself. There is good road access to the M4 motorway at Junction 30 via the A49(m) and Junction 32 via the A470. Cardiff City Centre is located approximately 4 miles south of the building.

## Description

32 Lambourne Crescent comprises a two storey office building with 8 car parking spaces and benefits from the following specification:

- Carpeted throughout.
- Double glazing.
- Fluorescent strip lighting.
- Male & Female WC facilities.
- Kitchen facilities.
- See video tour.

## Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

Floor	Size (sq ft)	Size (sq m)
Ground Floor	942	87.50
First Floor	928	86.27
<b>Total</b>	<b>1,870</b>	<b>173.77</b>

## Car Parking

There are 8 car parking spaces allocated with the unit.

## Tenure

Available on a freehold basis.

## VAT

The property is not V.A.T. registered.

## Lease

David Smart Associates Limited t/a Smart Associates.

The Tenants are signing up to a new 5 year lease from 14<sup>th</sup> July 2021 with a break at 14/07/2024.

## The Tenant

David Smart Associates Limited t/a Smart Associates

Engineering Consultants

Creditsafe Rating of 71 which is defined as very low risk

No trading accounts are available via our searches

Creditsafe confirm a net worth of £226,091.

## Rates

The current Rateable Value of the property for the period 2020/21 is based on UBR multiplier of £0.535p. The Rates Payable for 2020/21 are as follows:

Rateable Value	Rates Payable
£17,000	£9,095

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

## Rental

£15,988.50

## Asking Price

£260,000

## Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

## Energy Performance Certificate

On application.

## PROPOSAL

We have been instructed to seek offers in the region of £260,000 (Two hundred and sixty thousand pounds) for the freehold interest equating to a net initial yield of 6.01% assuming purchaser costs of 2.376% and a capital value/sqft £139.

## Further information

029 2037 8921

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