

**FOR SALE - LONG LEASEHOLD**



**8 LYON CLOSE  
OFF PENARTH CLOSE  
CARDIFF**

**INDUSTRIAL BUILDING**  
Approx. 975 sq m (10,490 sq ft)



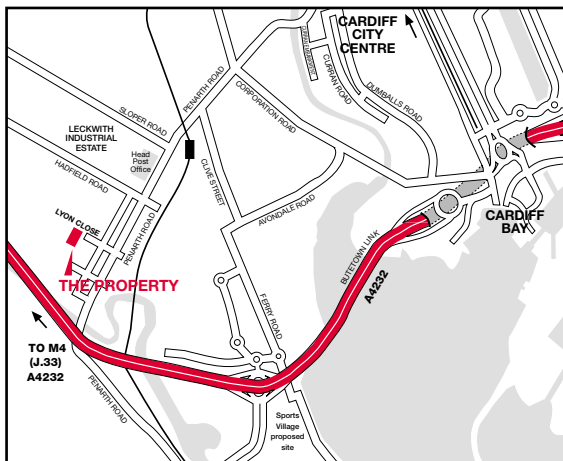
- ◆ **LONG LEASEHOLD:  
99 YEARS FROM  
27th FEBRUARY 1969**
- ◆ **SITE AREA: APPROX.  
0.20 HA (0.5 ACRE)**
- ◆ **ESTABLISHED/RECOGNISED  
INDUSTRIAL / BUSINESS/  
MOTOR SHOW ROOM AREA**
- ◆ **SEMI-DETACHED  
INDUSTRIAL BUILDING,  
WITH SIDE YARD**



**ROBERT CHAPMAN  
& COMPANY**

**029 2065 3280**

# FOR SALE - LONG LEASEHOLD



## LOCATION

The property is located in a small cul-de-sac, off Penarth Road, approx. 1 mile south west of Cardiff City Centre. There is good road access from this site (via Hadfield Road) to the A4232 dual carriageway, which takes traffic to junction 33 of the M4, approx. 7 miles to the northwest.

Nearby occupiers include Marlborough Carpets, National Tyre Centre, Senate Electrical and P and R Service Limited.

## DESCRIPTION

The property comprises a semi-detached two bay steel framed building under an insulated corrugated roof, with two storey brick built offices to the front under a flat roof. It was constructed in the 1960's (Not untypical of other buildings in the Penarth Road area).

**Internally:** Ground and first floor offices; the production bays include canteen, stores and production/quality control offices with small mezzanine area.

**Externally:** Car parking to the front; 2 No. Roller shutter door access points and yard area to the side and rear.

## ACCOMMODATION

### Two-storey office accommodation:

Ground floor: 77.27 sq m  
First floor: 77.27 sq m

### Production space:

Bay one: 341.00 sq m  
Bay two: 479.00 sq m

**975 sq m (10,490 sq ft)**

**N.B.** First floor mezzanine in Bay One:  
approx. 21 sq m.

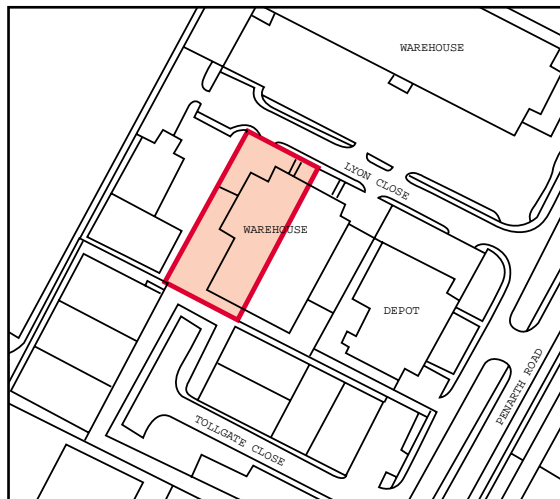
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## TENURE

**Long leasehold:** 99 years from 15th December 1969 with rent reviews every 25 years. The current ground rent is £6,250 pa. The tenant / leaseholder has the option to extend the lease on expiry of the term for a further 41 years. A synopsis of the salient terms of the ground lease is available upon request.

## SERVICES

The property has all main services excluding gas, but including three-phase electricity. There are Powmatic heaters in the production bays.



Plans are for identification purposes only.  
Not to scale.

## PLANNING

The property has existing planning for industrial use.

## RATES

**Rateable Value:** from 1st April 2000- £34,500

**Rates Payable:** from 1st April 2000 -  
£14,938.50 (With effect from 1st April 2002).

## LEGAL COSTS

Each party will bear their own costs.

## PRICE

On application.

## VIEWING

Strictly by appointment with Robert I Chapman.

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