

**HIRONS**

**MORGAN**

**& YAPP**

PROPERTY ADVISORS & CONSULTANTS

**FOR SALE**  
**RETAIL/COMMERCIAL UNIT**  
**WITH A SELF CONTAINED FIRST FLOOR FLAT**



**7/9 Park Road**  
**Radyr**  
**Cardiff**  
**CF15 8DF**



**(029) 20 388988**

## Location

The property is located in Radyr, a prime residential area around five miles from Cardiff city centre.

Junction 32 of the M4 motorway and the A470 is around one mile.

It occupies a prominent position a short distance from the junction with Heol Isaf, the B4262 and opposite Radyr County Junior & Infants School .

## Accommodation

### Ground

Sales 63sqm 680 sqft

Store 13sqm 143 sqft

Kitchen - -

### First

Living room, 2 bedrooms, kitchen, WC, bathroom

### Rates (commercial element)

Rateable Value £10,000

Rates payable 2010/2011 £4090



## Description

The property comprises a two storey semi detached building with a retail/commercial unit at ground floor and self contained flat above.

The sales area has a retail frontage and there is a store room and kitchen to the rear.

At first floor is a self contained flat providing living room, 2 bedrooms, kitchen WC and bathroom.

There is a large garden and a single detached garage. To the front is a surfaced forecourt.

Subject to necessary consents there is scope to extend the property to the rear and provide additional accommodation within the roof space.

## Terms

Offers are invited for the freehold with vacant possession.

## Legal costs

Each party will pay their own legal costs incurred

## Viewing

Contact Mark Hirons

The particulars contained within this brochure are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted in these particulars may be subject to VAT in addition.



**(029) 20 388988**

**Fax: (029) 20 399033**

**8 St Andrews Crescent, Cardiff, CF10 3DD**

**Email** [mhirons@hmy.co.uk](mailto:mhirons@hmy.co.uk) **Web site** <http://www.hmy.co.uk>