

# FREEHOLD INVESTMENT FOR SALE

RARE OPPORTUNITY TO ACQUIRE A FREEHOLD MIXED-USE INVESTMENT IN THIS HIGHLY POPULAR AND DESIRABLE LOCATION, LOCATED IN THE HEART OF FAIRWATER, OVERLOOKING FAIRWATER GREEN.

Asking Price  
£400,000

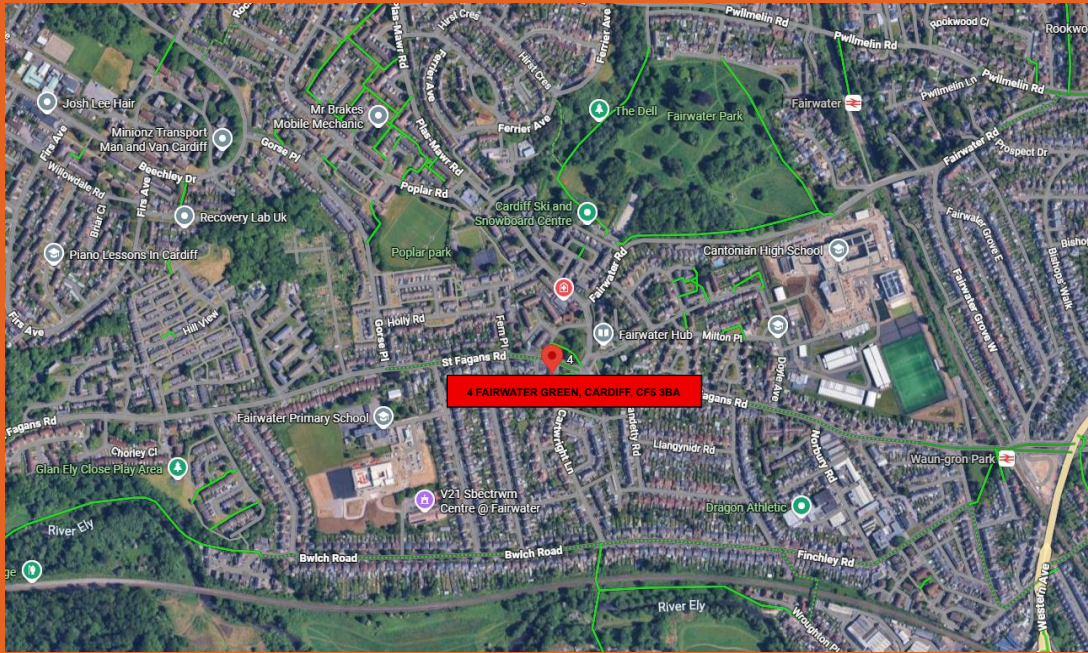


- Mixed retail and Residential Investment
- Ground Floor Retail unit and self contained apartment on the first floor
- Rare opportunity to acquire a mixed use Freehold in this popular suburban location overlooking Fairwater Green
- Rear parking/access
- Total combined rental income from July 2026 - £31,940 pax with further increases to the commercial rental in July 2029
- Fully let income-producing investment

4 FAIRWATER GREEN, CARDIFF, CF5 3BA

# LOCATION

The property is situated on Fairwater Green in Fairwater, West Cardiff. Cardiff City Centre is within 3 miles and the area is heavily populated with a number of established national and regional operators. They include **Co Op Food, Brutons the Bakers, The Green Deli, Spar, Allied Pharmacy** & many others. Fairwater Green is located just over 1.5 miles from St. Fagans National Museum of History, Cardiff CF5 6XB. A very low level of vacant retail premises within this location illustrates that there is strong national and local demand.



## Misrepresentation Act.

DTR Surveyors, 19B Boverton Road, Llantwit Major, CF61 1XZ

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## DESCRIPTION

The property comprises an attractive mixed-use property set across two levels with the ground floor commercial unit offering an open plan retail area, currently occupied by a local hair/barber operator, with rear ancillary and storage and rear access to the parking area.

The ground floor commercial unit provides the following approximate floor areas, which should only act as a guide and not to be relied upon as all interested parties are encouraged to verify the floor areas whilst inspecting.

GF Sales (Front):	c. 59 sq.m / 640 sq.ft
GF Sales / Ancillary (Rear):	c. 68 sq.m / 732 sq.ft
Total NIA:	c. 127.46 sq.m / 1,372 sq.ft

There are two parking spaces to the rear of the property.

At first floor is a 2-bed flat (unmeasured) with its own self-contained entrance from the front. It is currently occupied on a standard occupation contract.

## TENANCY SUMMARY

Ground Floor Commercial Unit – Let on a 15-year lease from 10 July 2020, expiring on 9 July 2035. The passing rent will increase to £20,000 per annum from July 2026 and will further increase to £21,500 per annum from July 2029 and then £23,000 pa from July 2032 until lease expiry. The tenant is an individual trading as a barber, with a personal guarantor included within the lease.

First Floor Residential Apartment – A well-presented two-bedroom apartment currently let at £995 pcm.

## PROPOSAL / OFFERS

Offers are invited in the region of £400,000- subject to contract. A purchase at this level would reflect an attractive net initial yield (NIY) of c. 7.7%, allowing for purchaser's costs of 3.75%. The NIY will increase further once the Commercial Lease Rental increases in July 2029 in accordance with the fixed stepped rental agreement, as set out within the Lease.

Any sale of the property will be subject to the existing tenancies.

## TENURE

Freehold

## LEGAL COSTS

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

## Energy Performance Certificate

Commercial Unit EPC: 75 (C)

Residential Apartment EPC: 71 (C)

## VAT

All figures quoted are exclusive of V.A.T. where applicable - it is understood that VAT is not applicable.

## ANTI-MONEY LAUNDERING REGULATIONS

The Purchaser will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction plus providing identification upon request

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## VIEWING & FURTHER INFORMATION



**All viewings strictly via pre-arranged viewing appointment only**

Please contact sole marketing agents,

DTR Surveyors: -

Contact: David Rowlands

Email: [david.rowlands@dtrsurveyors.com](mailto:david.rowlands@dtrsurveyors.com)

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