

UPON INSTRUCTIONS OF S A BRAIN & CO LTD
THE GROSVENOR HOTEL,
SOUTH PARK ROAD, SPLOTT, CARDIFF, CF24 2LU



**rawlins
& madley**
chartered surveyors

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**A SUBSTANTIAL THREE STOREY FORMER PUBLIC HOUSE WITH SELF
CONTAINED LIVING ACCOMMODATION LOCATED IN A PROMINENT
LOCATION IN THE AREA OF SPLOTT WITHIN 1 MILE OF
CARDIFF CITY CENTRE.**

**THE DETERMINATION OF AN OUTLINE PLANNING APPLICATION IS
AWAITED FOR THE DEMOLITION OF THE PROPERTY AND
DEVELOPMENT OF THE SITE FOR 22 NO. 1 BEDROOM
APARTMENTS.**

Rawlins & Madley for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Rawlins & Madley has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) all prices and rentals quoted are exclusive of VAT (if chargeable)



SITUATION:

The property is located on the corner of South Park Road and Moorland Road in the area of Splott within 1 mile to the east of Cardiff City centre.

DESCRIPTION:

The property comprises a substantial late Victorian three storey building occupying a corner plot of approximately 0.065 hectare (0.16 acre) constructed from external brick/bath stone elevations under slate roof coverings. The existing internal accommodation comprises the following:

Ground Floor:

Public bar, lounge, annex, bottle store, stores, toilets.

First Floor:

Skittle alley/bar, separate flat comprising living room, kitchen, 2 bathrooms, 3 bedrooms.

Second Floor:

Five rooms.

Plans of the existing ground and first floor accommodation are available upon request.

LICENCE:

No licence will be sold with the property and there will be a restrictive covenant that the property cannot operate as a public house.

PLANNING:

An outline planning application is currently being determined by Cardiff Council for the demolition of the existing building and the redevelopment to provide 22 no. apartments with car parking and cycle storage. The proposed development will offer the following accommodation:

Basement:

16 no. internal car parking spaces, 6 no. external car parking spaces.

Ground Floor:

6 no. 1 bedroom apartments.

First Floor:

6 no. 1 bedroom apartments.

Second Floor:

6 no. 1 bedroom apartments.

Third Floor:

4 no. 1 bedroom apartments.

A copy of the outline planning application together with a set of plans of the proposed development are available from this office upon request.

RATEABLE VALUE/COUNCIL TAX:

Commercial:

Rateable value - £14,500 per annum

Rates payable - £7,090.50

Residential:

Council Tax Band - C

Council Tax payable - £912.11

TENURE:

Freehold.

VAT:

The vendor reserves the right to charge VAT at the prevailing rate on the purchase price.

PURCHASE PRICE:

Offers in the region of £300,000, subject to contract.

VIEWING AND FURTHER INFORMATION:

Please contact Paul Madley at this office:

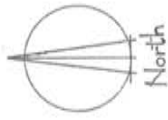
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SUBJECT TO CONTRACT



SITE and ROOF PLAN

Scale 1:500



Location Plan

Scale 1:500

Job: The Grosvenor Hotel	Client: S.A. Brain and Company Ltd.
Address: South Park Road Coventry CP24 2LU	
TITLE: LOCATION and SITE (and Roof) PLANS	
SYSTEMS: A3 / A4007	DATE: 14.07.08
JOB No: 540 - 07	Checked by:
SCALE: 1:1250 and 1:500 @ A3	DRAWN BY: D.S.
REVISION DESCRIPTION	
A. Location plan added	14.07.08



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ALL DIMENSIONS TO BE CHECKED ON SITE. Contractor to check and verify all buildings and all dimensions. The contractor is to comply in all respects with the current Building Regulations whether explicitly stated on the drawings or not. The drawing shall be read and construed against any other applicable drawings/conditions.