FOR SALE

EMLYN HOUSE,
4 DOCK CHAMBERS, BUTE STREET,
CARDIFF, CF10 5AG

rawlins & madley
chartered surveyors

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Attractive three storey mid-terrace Grade II listed office building located within the Mount Stuart Square Conservation Area in the heart of Cardiff Bay arranged on three levels plus basement totalling approximately 4,900 square feet (455.35 square metres) currently operating as a gallery and offices with potential for alternative uses subject to obtaining the appropriate planning permission and Listed Building consent.

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)

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RICS
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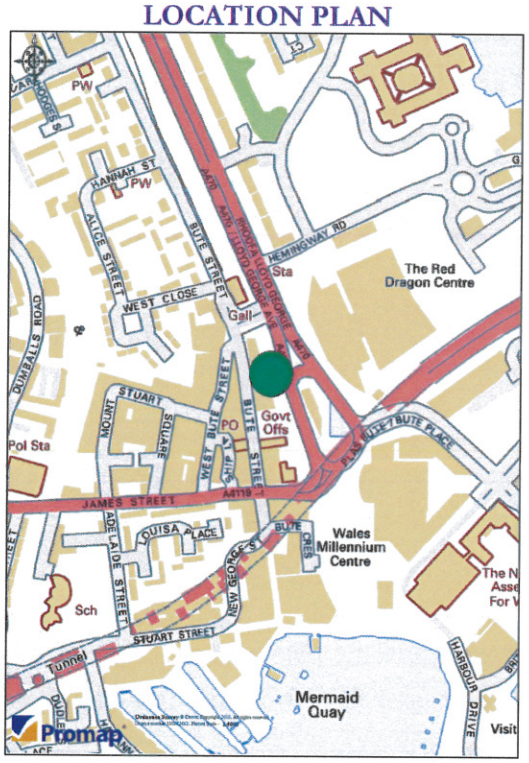
SITUATION

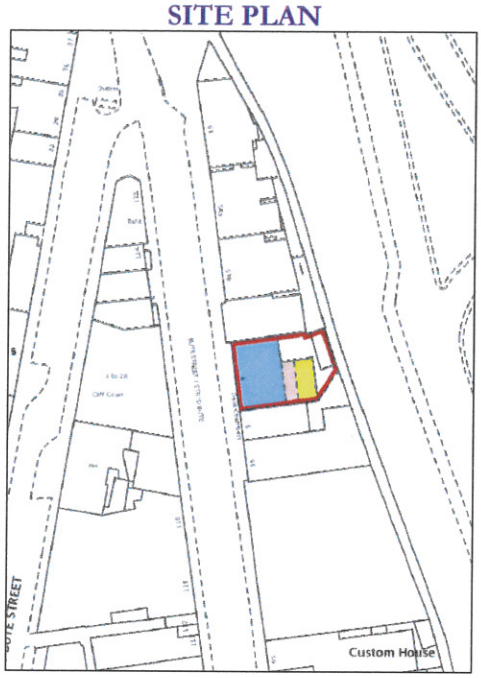
Emlyn House is located in the heart of Cardiff Bay on the eastern side of Bute Street which provides access to Cardiff City Centre and the Bute Link Road which in turn provides access to Junction 33 of the M4 Motorway.

The property is within walking distance of the National Assembly for Wales, Millenium Centre and Mermaid Quay with its extensive variety of restaurants, cafes and public houses together with access to the waterfront of Cardiff Bay and Barrage.

LOCATION PLAN



SITE PLAN



DESCRIPTION

The property was constructed in circa 1860 from brick/Bathstone elevations and parapet/slate roof.

ACCOMMODATION

The building currently operates as an Art Gallery on the ground floor with individual offices to the first and second floor.
Toilets are provided to each level.

Basement:	restricted headroom	
Ground Floor:	2,400 sq ft	(223.00 sq m)
First Floor:	1,250 sq ft	(116.20 sq m)
Second Floor:	1,250 sq ft	(116.20 sq m)
Net Internal Area:	4,900 sq ft	(455.40 sq m)

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PARKING

Public metered parking is available on Bute Street and in a variety of destinations close by. In addition private parking facilities may be available in the area.

RATES

Rateable Value - £33,000 per annum.
Rates Payable - £16,038
(for the current year 1 April 2016 to 31 March 2017). These figures will require formal verification from the Council.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available for inspection upon request.

TENURE

Freehold.

SERVICES

We are advised that the property is heated from a gas fired central heating boiler serving the ground floor and electric night storage heaters to the upper floors albeit we cannot give any warranty as to the condition of the heating facilities to the property and any occupier must satisfy themselves independently as to the state and condition of such items.

Rear of the property

PLANNING

The property lies within the Mount Stuart Square Conservation Area and is Grade II listed by CADW (Record No. 13968).

The property operates as an Art Gallery on the ground floor and offices to the first and second floors.

The property may offer the potential for an alternative use such as residential, restaurant/licensed premises subject obtaining the appropriate planning permission and Listed Building consent.

All interested parties should make their own enquiries to the Planning Department of Cardiff Council.

Tel: 029 2087 2087 or www.cardiff.gov.uk

FLOOR PLANS

Floor plans of the ground, first and second floors are available upon request.

ASKING PRICE

Offers are sought in the region of £495,000, subject to contract.

VIEWING

Strictly by appointment with the sole agents:

Paul Madley
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SUBJECT TO CONTRACT

Ref:2256