

PROPERTY DETAILS



121 123 QUEEN STREET & 40 WINDSOR PLACE

121 123 QUEEN STREET & 40 WINDSOR PLACE, CARDIFF, CF10 3BW

SUMMARY

<p>LOCATION CITY CENTRE</p> <p>SITUATION PRIME PBSA, LEISURE, RETAIL PITCH</p> <p>SECTOR MIXED-USE / DEVELOPMENT</p> <p>EXISTING GIA 27,547 SQ FT</p> <p>CONSENTED GIA 37,052 SQ FT</p> <p>TENURE FREEHOLD</p> <p>CONSENTED DEVELOPMENT 33 PRIVATE RESIDENTIAL UNITS</p>	<p>PASSING RENT £245,375 PER ANNUM</p> <p>WALLET TO EXPIRY 1.71 YEARS</p> <p>WALLET CERTAIN 0.37 YEARS</p> <p>ASSET MANAGEMENT PBSA DEVELOPMENT STP</p> <p>PRICE £3,500,000</p> <p>EXISTING CAPITAL VALUE £127 PER SQ FT</p> <p>CONSENTED CAPITAL VALUE £94 PER SQ FT</p>
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MORE INFORMATION

① LOCATION HIGHLIGHTS

Highly prominent corner site fronting Windsor Place and the pedestrianised Queen Street. Queen Street has long been established as Cardiff's prime retail thoroughfare, which links the city's three main shopping centres St David's, The Capitol and Queen's Arcade. Windsor Place is a key thoroughfare for students, linking Cardiff University's campus to various halls of residence and the city's prime retail street. The Property forms part of a pedestrian gateway into the city's core and a convenience and food cluster, generating regular and significant footfall.

② DESCRIPTION HIGHLIGHTS

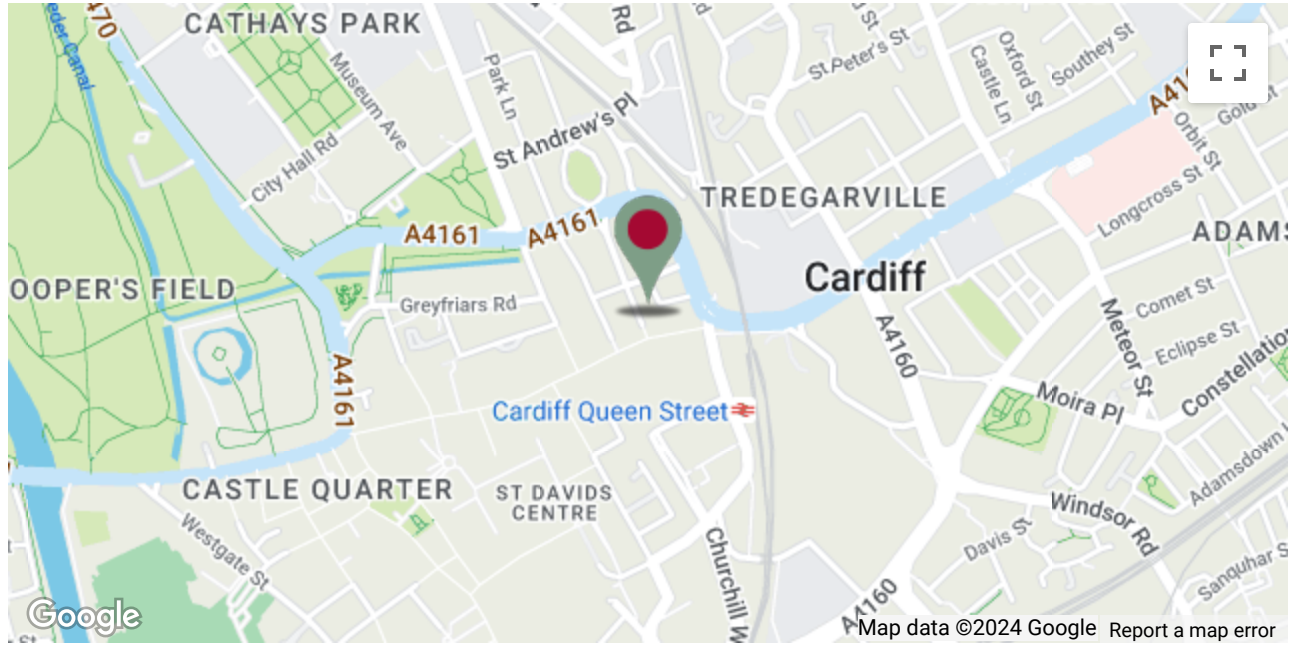
The Property comprises a highly attractive four storey art deco mixed-use building providing prominent ground retail accommodation with return frontage and self-contained office upper parts. The office accommodation benefits from excellent natural light thanks to the building's corner position and triple aspect views. The offices are fitted out to a modern specification.

③ PLANNING HIGHLIGHTS

Planning permission has been granted for the conversion of the upper office floors and construction of two additional levels to provide 33 fully private residential apartments. Retail accommodation will be retained across ground and lower ground floors. Significant potential exists to explore other uses such as Student Accommodation subject to the necessary consents.

MAPS

DISPOSAL



GALLERY



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