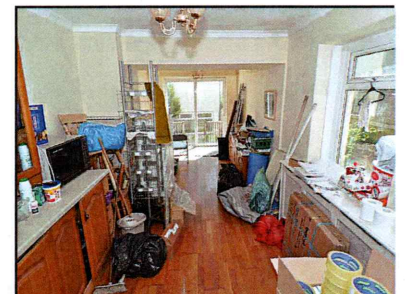
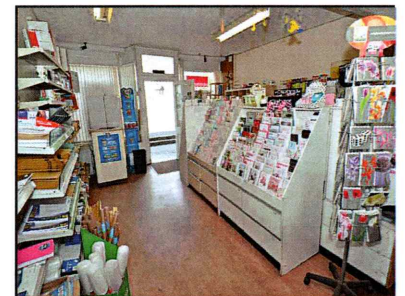


3 Station Road
Dinas Powys
The Vale Of Glamorgan
CF64 4DE Asking Price £10,000



- Retail unit For Sale or To Let
- £10,000 pa, exclusive
- New lease available
- A1 (shops) planning consent
- Suitable for alternative uses (subject t
- Prime village square location

Ref: PRA10252

Viewing Instructions
Strictly By Appointment Only

General Description

Vacant shop (former Post Office) with ancillary offices, basement storage and rear yard. Available to purchase or to let under a new lease at a rent of quoting £10,000 per annum, exclusive.

Accommodation

Ground Floor Retail

The ground floor lock up shop comprises the following:

- o Open plan sales: 43.60 sq m (470 sq ft)
 - o Rear offices: 21.54 sq m (230 sq ft)
 - o Basement storage: 27.80 sq m (300 sq ft)
 - o Rear yard with 2 storey annex, extending to 32.34 sq m (350 sq ft)
-

Domestic / Business Rates

Post Office & Premises

- o Rateable Value: £4,050
 - o Uniform Business Rate (UBR) 2014/15: 47.3p
 - o Rates Payable: £1,916 pa
-

Planning / Change of Use

The Post Office falls under A1 (shops) within the Town & Country Planning Use Classes Order.

Alternative uses including cafe, takeaway or professional & financial services will therefore require a change of use.

Interested parties should make their own enquiries to the Vale of Glamorgan Council (01446 700111).

Services

Mains electricity, mains water, mains drainage, mains gas

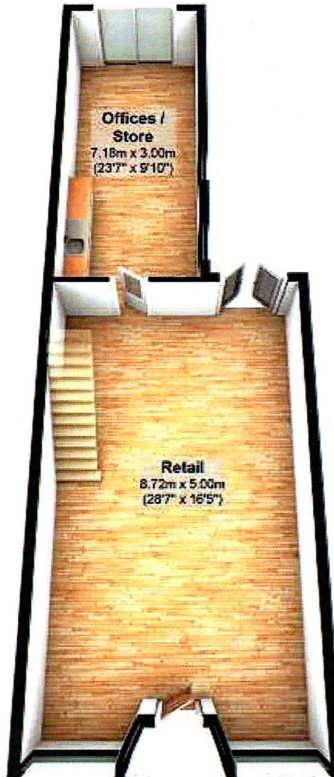
Tenure

We are informed that the tenure is Leasehold



Ground Floor

Approx. 64.3 sq. metres (692.0 sq. feet)



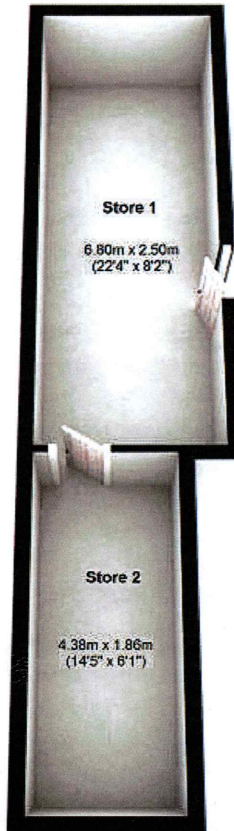
Total area: approx. 155.6 sq. metres (1675.3 sq. feet)

This floorplan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan produced by Prominent Plans. Plan produced using PlanUp.

3 station Road, -

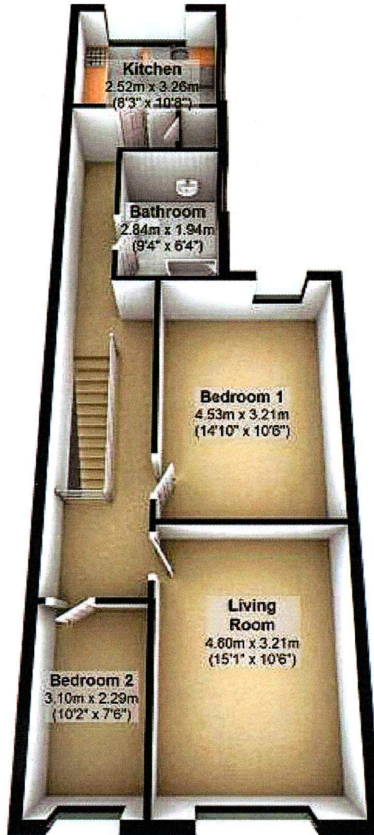
Basement

Approx. 25.3 sq. metres (272.9 sq. feet)



3 station Road, -

First Floor
Approx. 66.0 sq. metres (710.4 sq. feet)



3 station Road, -

