

Easton

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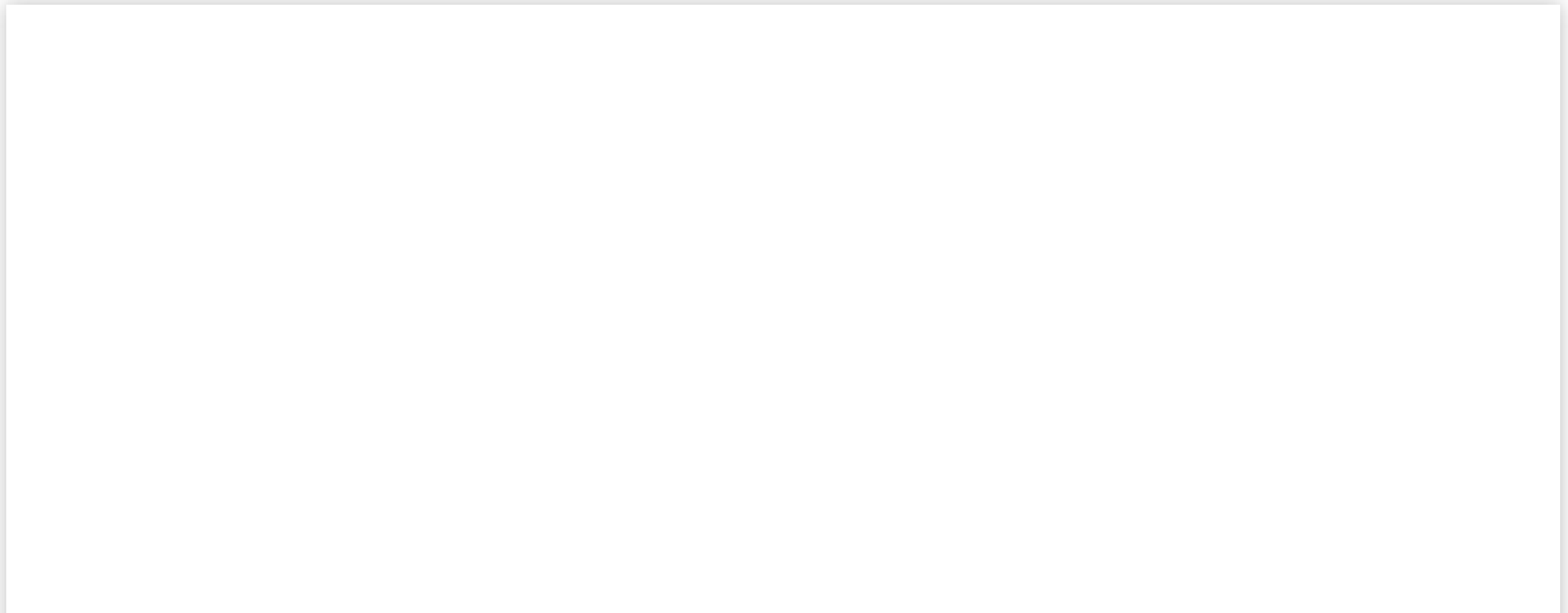
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Property Description





Shop & 1st Floor Flat, 3 Station Road
Dinas Powys
CF64 4DE

£325,000

Features

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- Ground floor lock up shop
- Rear ground floor office & annex
- A1 planning consent
- First floor 2 bedroom flat
- Driveway, garden & garage
- Suitable for alternative uses (subject to planning)
- Flat presently let at £650 pcm
- Prime village square location
- Call 029 2051 2222 to arrange a viewing

Description

Vacant shop (former Post Office) with ancillary offices, basement storage, rear yard and annex. Also including a self-contained, 2 bedroom, first floor apartment with driveway and garage. Flat presently let at £650 pcm.

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)

First Floor Flat

The first floor provides a spacious, self-contained, 2 bedroom flat with living room, kitchen and bathroom.

The flat has its own front door and driveway providing a single car parking space.

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

1ST FLOOR FLAT

- o Band ' C'

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).



Burnett Davies with Easton is a trading name of Easton Estates Ltd (Company No. 8423955)
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