



Guide Price £260,000 , Wyeveer Road, Cardiff CF24 4BG



- GOLDEN TRIANGLE
- COMMERCIAL WITH RESIDENTIAL ABOVE
- HMO LICENCE
- CLOSE TO CITY CENTRE
- RENTED 2024/2025
- EXCELLENT INVESTMENT OPPORTUNITY
- 8% YIELD

Kitchen

12'9" x 6'6" (3.91 x 2.00)

Bedroom one

10'4" x 11'3" (3.16 x 3.45)

Bedroom two

12'2" x 10'6" (3.73 x 3.22)

Bedroom three

12'2" x 9'3" (3.73 x 2.84)

Lounge

12'10" x 6'6" (3.92 x 2.00)



, Wyeverne Road, Cardiff, CF24 4BG

Excellent opportunity to acquire a mixed-use residential / commercial unit in the heart of the Golden Triangle in Cathays.

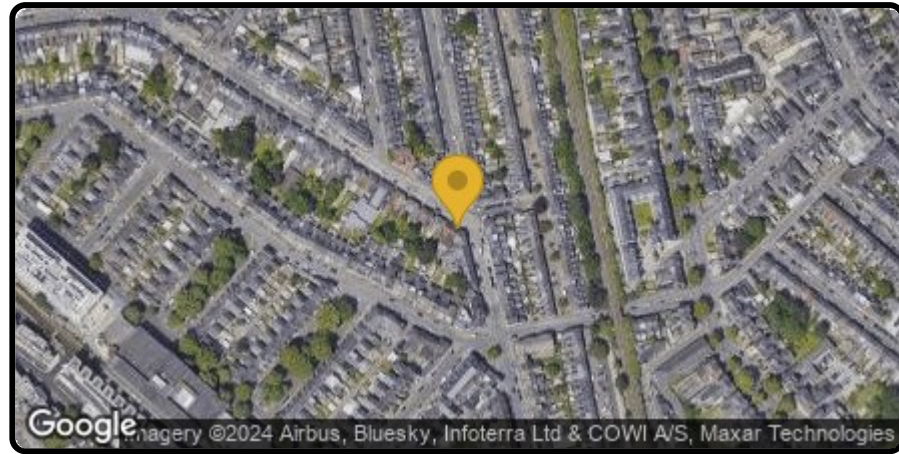
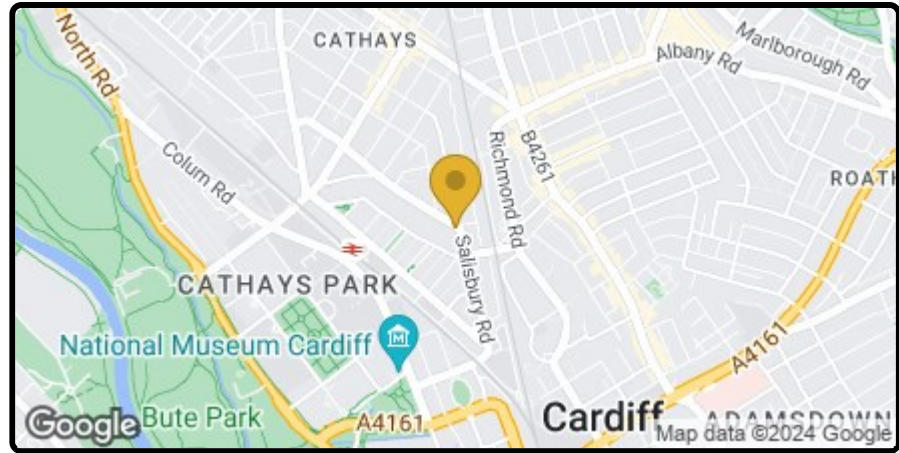
The accommodation comprises of a 3 bedroom, 1 bathroom HMO. The flat is occupied by students, it's currently achieving £1000pcm and is let for the next academic year at £1200pcm.

The commercial unit is currently occupied by a takeaway restaurant (Use Class E), the premise is circa 43msq/460sqf. The unit let for £750pcm and is soon subject to a rent increase. The lease is a 27 year lease with 10 years remaining.

There is opportunity to convert the roof space into an additional 2 bedrooms, turning this 3 bed HMO into a 6 Bed HMO (subject to planning approval).

Total Annual Income: £23,400
 Purchase Price: £260,000
 Yield: 9%

This is a great opportunity to acquire a lucrative investment, producing immediate cash flow. Give our sales team a call today to discuss!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

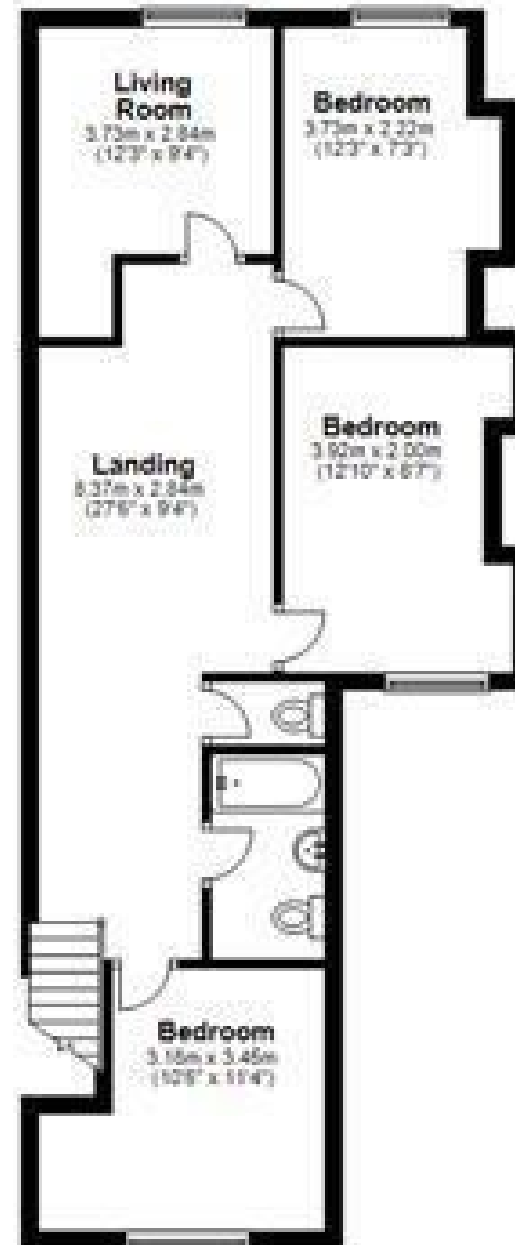
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	62
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Key Executive Sales

02920 489 000 | info@keyexecutivesales.co.uk | www.keylet.co.uk | 117-120 Bute Street, Cardiff Bay, Cardiff, CF10 5AE
 Cardiff Property Lettings T/A Key Executive Sales | Reg. No. 05294705 | VAT Reg. 851012863



First Floor



Ground Floor



PRODUCED BY KEYLET FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE. This plan has been produced by Keylet in good faith. The position and size of doors, windows, appliances and other features are approximate only. Unauthorized reproduction of this plan is prohibited.
Plan produced using PlanUp.