

TO LET

FORMER CARETAKERS HUT WITH POTENTIAL
FOR A3, OFFICE OR COMMUNITY USE

029 2037 8921 

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25 Park Place, Cardiff CF10 3BA 



**Fletcher
Morgan**



Caretakers Hut, Cefn Onn Parc, Cardiff CF14 0EP



Outside Area



Entrance to the Park





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25 Park Place Cardiff CF10 3BA

Location

The caretaker's hut is situated within Cefn Onn Park, in the popular residential area of Lisvane, North Cardiff. The park is near Lisvane Tennis Club and Lisvane Train Station, which is a direct commuter line into Cardiff City Centre.

Cefn Onn Park is a 66.6 acre Historic Park which is open 7 days a week with unrestricted access.

Description

The former caretakers hut is of cellular layout with 2 bedrooms, lounge, dining room, kitchen and toilet facilities. The accommodation is ground floor only with the benefit of a small outside area. The Council do not wish to relet as living accommodation.

Free car parking is available in the immediate vicinity.

We understand that gas is not available, and any cooking or heating is run off electric.

Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

Ground Floor = 779 sq.ft. | 72.4 sq.m.

Rates

This will be separately assessed in due course.

Tenure

The subject property is available on a Full Repairing and Insuring basis.

Rent

£10,000 per annum exclusive

Rent is payable quarterly in advance

Funding to assist with the purchase and installation of catering equipment may be available via the Friends of Parc Cefn Onn. Please ask for further details.

Energy Performance Certificate

D97

VAT

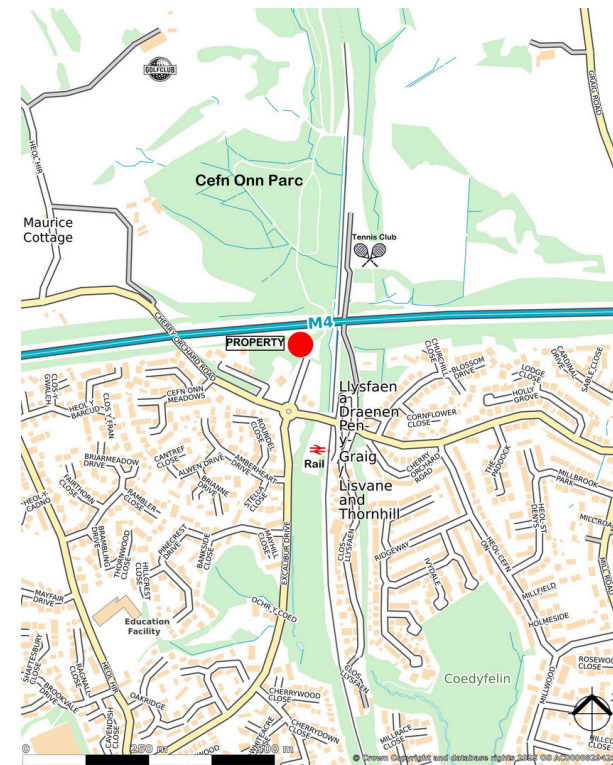
All figures quoted are exclusive of V.A.T. where applicable.

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

**On the instructions of
Cardiff City Council**



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RICS

Fletcher Morgan and the Vendor / Landlord take no responsibility for any error, mis statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither Fletcher Morgan nor anyone in their employ have any authority to make any representation or warranty in relation to the property.
10/06/2025

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