



ON THE INSTRUCTIONS OF
CARDIFF COUNCIL



FORMER ROATH LIBRARY
NEWPORT ROAD / FOUR ELMS ROAD
CARDIFF
CF24 0DF

INFORMAL TENDERS DUE
BY CLOSE OF BUSINESS 5.00PM
ON THURSDAY 30 NOVEMBER 2023

PREVIOUS CONDITION



029 2037 8844 • www.ejhales.co.uk

  @ej_hales

28 Windsor Place • Cardiff • CF10 3SG

LOCATION

The property is prominently located at the junction of Newport Road (A4161) and Four Elms Road – just 0.6 miles east of Cardiff City Centre. Newport Road being the prime route into Cardiff from the east.

The immediate area provides a mix of retail, leisure and residential properties with occupiers including Tesco, Food Plus, JD Wetherspoon as well as numerous independent traders.

The property benefits from being in close proximity to both Cardiff Royal Infirmary Hospital and St Peters RC School.

DESCRIPTION

The property comprises a period Library constructed in 1901 – two storeys in height with prominent ornate frontages – finished with bathstone under a pitched tile roof. There are various single storey brick extensions to the side and rear.

ACCOMMODATION

The property has the following approximate gross internal areas:-

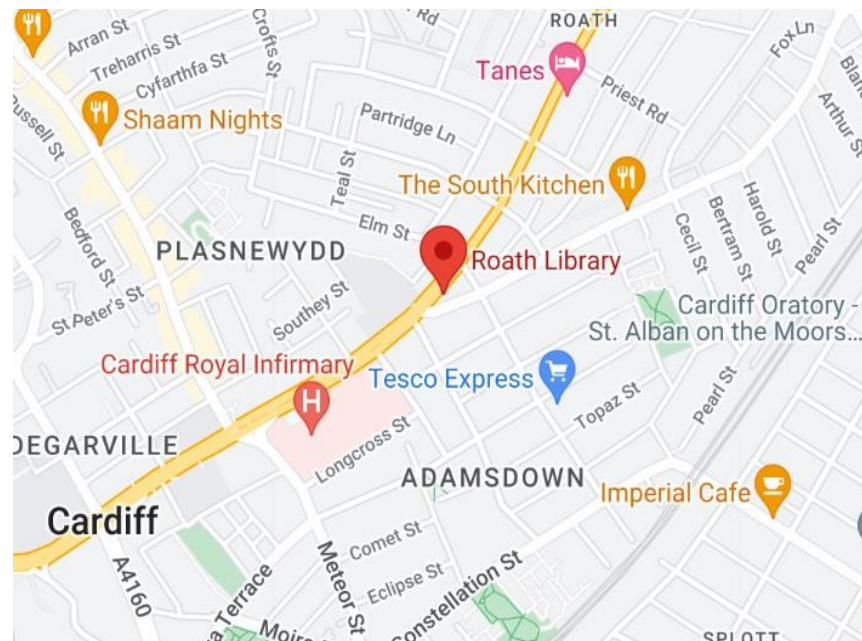
Main Hall	2,439 sqft	226.59 sqm
Side Hall	1,430 sqft	132.85 sqm
Ancillary	1,008 sqft	93.64 sqm
Total	4,877 sqft	453.08 sqm

PLANNING

The property benefits from planning consent for its previous use therefore any alternative uses will be subject to a new planning application and consent and any other statutory consultations that may need to be undertaken.

LISTING

The property is Grade II Listed due to its exterior and group value. A copy of the Listing is available on request.



TENURE

Freehold.

RATES

The property currently has a Rateable Value of £20,750.

Any alternative use will trigger a re-assessment of the rates which for clarification purposes will be the responsibility of any new occupier / owner.

EPC

The EPC Rating is currently E:122.

A copy of the Energy Performance Certificate is available on request.



The above site plan is indicative at this stage, and the final boundaries are to be confirmed.

SITE

Please note that the main horse chestnut tree next to the west elevation is expected to be retained and protected as appropriate and any proposals will need to reflect this.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, EJ Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.



PROPOSAL

We are inviting expressions of interest for purchase as a whole, subject to planning and internal consultation by the Council.

Any proposals submitted should provide full information of both the legal and planning basis of the purchase.



TENDER PROCESS

On the instructions of Cardiff Council, expressions of interest will be sought by way of an Informal Tender Process no later than by close of business 5.00pm on Thursday 30 November 2023.

All offers are required to be submitted in a form of offer which can be obtained from:-

Daniel Griffiths
EJ Hales
28 Windsor Place
Cardiff CF10 3SG
dan@ejhales.co.uk

The offer should include:-

- 1 Full name and address of the prospective purchaser.
- 2 Proposed use / uses.
- 3 Background experience.
- 4 Business Plan (if available).
- 5 Proposed purchase structure.
- 6 Proposed price.
- 7 Full details of the proposed works to the premises and external areas, together with details on how the structure and features associated with the Listed status of the building will be protected.
- 8 Full details of any conditions.
- 9 Funding.
- 10 Indicative timelines.

VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:
Daniel Griffiths • Tel: **07818 553350** • E-mail: dan@ejhales.co.uk
Owen Cahill • Tel: **07824 638338** • E-mail: owen@ejhales.co.uk

E J Hales and the Vendor 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 E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.