

# TO LET

FORMER CHANGING ROOMS -

EXPRESSIONS OF INTEREST SOUGHT FOR SUITABLE COMMUNITY USE

029 2037 8921 

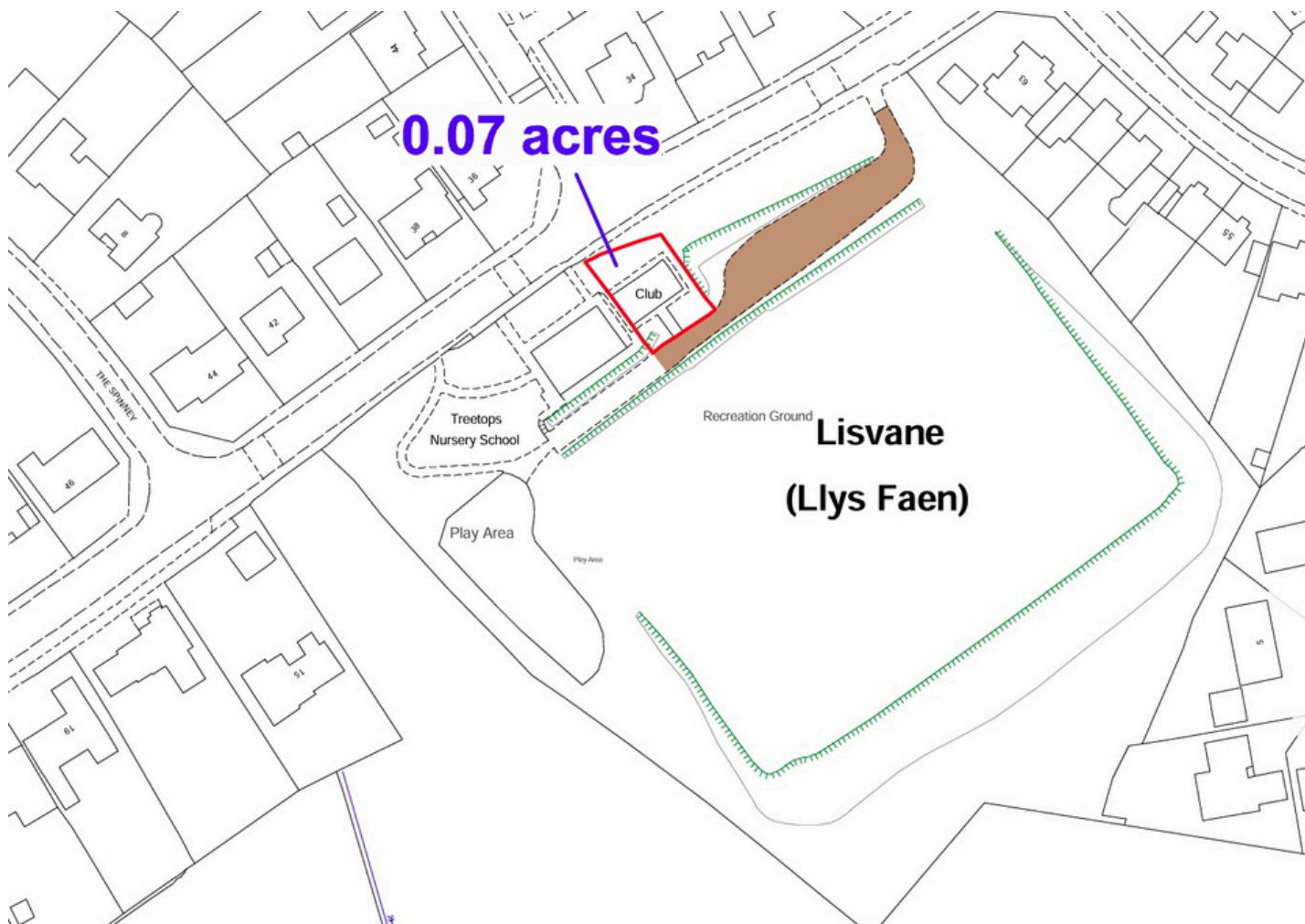
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25 Park Place, Cardiff CF10 3BA 



**Fletcher  
Morgan**

Former Changing Rooms, Heol Y Delyn, Cardiff CF14 0SR







029 2037 8921

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25 Park Place Cardiff CF10 3BA

## Location

Lisvane is a suburb 5 miles to the north of Cardiff which retains the feel of a rural village being largely surrounded by countryside.

Lisvane has a local shop, primary school, library, park, nursery, parish church, two public houses and Scout Hall and community hall.

The area has easy access to the M4 at Junction 30, 3 miles to the East and is served by Lisvane & Thornhill railway station, 15 minutes walk. There are also regular bus services.

## Description

The former changing rooms are situated adjacent to Treetops Nursery Group and Scout Hall on Heol Y Delyn Park.

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 = circa 890 sq.ft. | 82.68 sq.m.**

**on a site of 0.07 acres**

## Rates

**There are no rates payable on this property.**

## Tenure

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

## Proposal

We are inviting expressions of interest for a community type use. The Council are prepared to offer flexible terms to the incoming party but on a leasehold basis.

Any proposal submitted should provide full information of both the legal basis of the occupation and the financials associated.

The offer should include background to proposed occupation, proposed use, business plan (if available), proposed works to the premises and any funding secured.

## Planning

Any alternative uses will be subject to a new planning application and any other consultation required.

## Process

On the instructions of Cardiff Council, expressions of interest will be sought by way of an informal tender process no later than by the close of business on 31 July 2025.

## Energy Performance Certificate

On application

## 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



## CONTACT

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