

G152: West Bute Street, Cardiff, Wales CF10

THE ORIGINAL DEVELOPER IS THE SELLER

***Three Apartments and a Commercial Unit in a mid-terrace
Development***

One Apartment Lease has been extended to 198 years from 1st May
2006.

Two Apartment Leases are sold for **99**-years one from 8th
February **2008**, one from 2nd April 2015.

The Shop Lease is sold for **99**-years from 7th April **2006**.

Two Apartment Leases are at a combined (rising) ground rent of
£200 per annum, doubling every 25 years.

The Ground Floor Shop is at a Ground Rent of £75 per annum.

The Combined (mostly rising) Ground Rent is **£275 per annum**.

THE TWO APARTMENT GROUND RENTS DOUBLE IN SEVEN YEARS.

ONE APARTMENT HAS 83 YEARS LEFT – THE OTHER 90 YEARS LEFT.

THE SHOP HAS 81 YEARS LEFT.

The Landlord Insures, Manages and recovers all costs.

Sum Insured: £688,554. Premium: £3,522.74. Renewal: 6th March
2025.

The Landlord owns everything above the ceilings, below the
floors and the building envelope,
and can Develop as they see fit.

The Lessees cannot alter their premises without the consent of
the Landlord.

Section V Notices have not yet been served.

GUIDE PRICE £12,000

Copy documents:

Three Residential Leases.

Enacted Residential Lease Deed of Variation.

Unacted Residential Lease Deed of Variation.

Shop Lease and Deed of Variation

Insurance Summary of
Cover.