

Watts & Morgan

FOR SALE



Price £210,000

Unit 3 Stonehouse Business Park Vale Business Park Llandow CF71 7PF

- Immediately available For Sale a modern end of terrace workshop/business unit providing a footprint of approximately 145.2sq.m (1562sq.ft) GIA together with a well-built mezzanine floor providing an additional 121.68sq.m (1309sq.ft) GIA.
- Located in a small new build development of modern workshop/business units on the Vale Business Park, near Cowbridge, Vale of Glamorgan.
- Immediately available For Sale virtual freehold at an asking price of £210,000.

Location

The property is located on the newly constructed Stonehouse Business Park a small private development of modern workshop/business units located on the Vale Business Park, near Llandow.

The Vale Business Park is one of the Vale of Glamorgan's longest established industrial estates with the estate lying approximately 3 miles southwest of Cowbridge, 7 miles south of Bridgend and approximately 10 miles west of Barry.

The estate is located off Llantwit Major Road just 2 miles or so south of the A48 carriageway via the B4268.

Description

The property briefly comprises a modern end of terrace workshop/business unit that is constructed around a steel portal frame with clear span.

The property is constructed with double insulated steel colour coated cladding to roof and elevations, with the roof incorporating translucent light panels.

An electrically operated roller shutter door opens out on a tarmacadam surfaced forecourt and security fenced service yard.

Tenure

The property is to be sold virtual freehold by way of a sale of the 950 year lease from 28th January 2022 at a peppercorn rental.

Sale Price

£210,000

VAT

All figures quoted are exclusive of VAT if applicable.

Estate Service Charge

All occupiers on the estate contribute towards Estate Service Charge costs. Cost on application.

EPC

Energy Rating - Band C

Anti Money Laundering Checks

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Viewing

Strictly by appointment only through

sole selling agents:

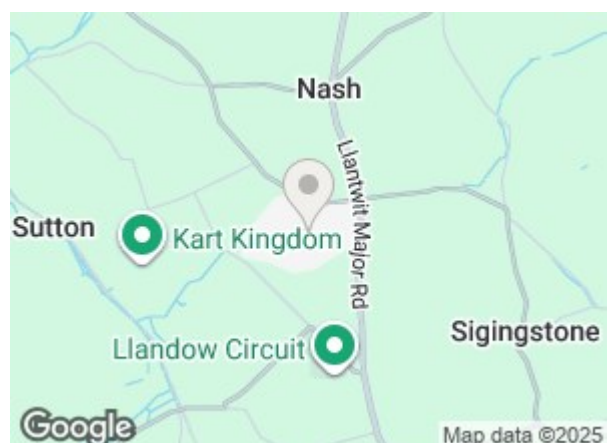
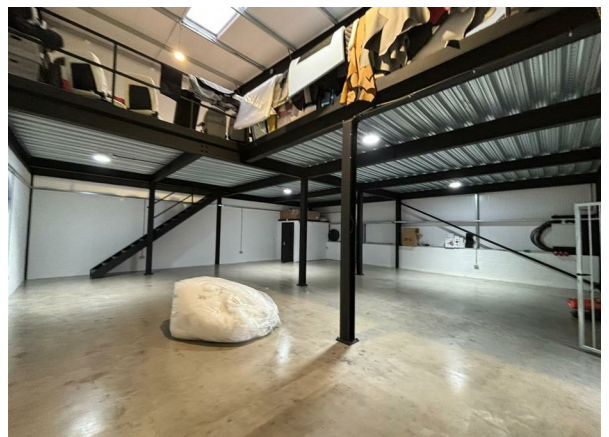
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