Watts & Morgan

FOR SALE



Asking Price £225,000

Unit 3, Plot 26 Village Farm Industrial Estate, Pyle, Bridgend, CF33 6BZ

• Immediately available For Sale a semi-detached industrial/workshop unit providing approximately 341sq.m (3670sq.ft) Gross Internal Area of accommodation.

• Conveniently located on The Village Farm Industrial Estate just one mile or so from Junction 37 (Pyle Interchange) of the M4 Motorway.

• Immediately available For Sale Freehold Tenure and with full vacant possession at an asking price of £225,000 exclusive.

Location
The property is situated in a prominent location fronting Sturmi Way on the Village Farm Industrial Estate at Pyle, near Bridgend a purpose built industrial estate laid out in the mid 1980's.

The estate is strategically located lying just 1 mile or so from Junction 37 (Pyle Interchange) of the M4 Motorway. Cardiff lies approximately 25 miles to the east and Swansea 15 miles to the west.

Description
The property briefly comprises a semi-detached industrial/workshop unit constructed around a steel portal frame providing for clear span with 6.7m to eaves and 7.78m to apex.

The property is constructed with brick and blockwork to lower elevations and profile steel to upper elevations under a single skin asbestos clad pitched roof.

The property features a roller shutter door to the front elevation and secondary roller shutter door to enclosed rear yard area.

The property measuring 10.69m width x 31.94m depth provides approximately 341sq.m (3670sq.ft) Gross Internal Area of accommodation.

Located to the front of the property, is a small enclosed yard area with off-road car parking and reasonable loading/unloading and to the rear of the unit a small enclosed yard area.

Tenure
The property is to be sold freehold tenure and with full vacant possession.

Asking Price
£225,000

Legal Costs
Each party to be responsible for their own legal costs incurred in the transaction.

VAT
All figures quoted are exclusive of VAT if applicable.

EPC
Pending

Anti Money Laundering
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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