

Watts & Morgan

FOR SALE



Asking Price £135,000

Unit 4 Plot 118 Village Farm Industrial Estate Pyle CF33
6BL

- Detached industrial/workshop unit set within a secure yard and providing approximately 149sq.m (1600sq.ft) GIA
- Suitable for a variety of industrial, workshop, storage and business uses
- Immediately available For Sale long leasehold tenure at an asking price of £135,000

Location

The property fronts Village Farm Road on the Village Farm Industrial Estate at Pyle, Bridgend.

The Village Farm Industrial Estate is strategically located lying just 1 mile or so from Junction 37 (Pyle Interchange) of the M4 Motorway.

The Village Farm Industrial Estate is conveniently located to serve both Cardiff lying approximately 25 miles to the east and Swansea approximately 17 miles to the west.

Description

The property briefly comprises of a detached industrial/workshop unit that is suitable for a variety of workshop, light engineering or storage uses.

The unit is constructed with double blockwork elevations finished externally to a spar/render and constructed under a concrete tiled pitch roof. The property features a roller shutter door to the front elevation and has the benefit of a small reception office and separate male and female WC's.

The property provides approximately 149sq.m (1600sq.ft) Gross Internal Area of accommodation and is set within a secure yard extending to 0.175 acres or thereabouts.

Tenure

The property is available For Sale long leasehold tenure being held under terms of a 125 year lease from 1st July 1989 at a ground rental. The lease contains 5 yearly ground rent reviews with the current ground rent payable being £1,512 yearly. The property is available For Sale at an asking price of £135,000.

Business Rates

The Valuation Office website advises a rateable value of £8,600. The incoming tenant should qualify for Small Business Rates Relief. For exact rates payable contact BCBC.

EPC

Energy Rating - Band D.

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.

Anti Money Laundering Regulations

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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