

Watts & Morgan

FOR SALE



Asking Price £202,500

Unit 4B Ewenny Industrial Estate Bridgend CF31 3EX

- Newly refurbished industrial/warehouse unit providing approximately 170sq.m (1830sq.ft) GIA and having the significant benefit of being set within a secure yard.
- Located on the Ewenny Industrial Estate a strategically located privately owned estate lying just 1½ miles south of Bridgend Town Centre and 3 miles west of Junction 35 (Pencoed Interchange) of the M4 Motorway
- Immediately available For Sale Virtual Freehold at an asking price of £202,500

Location

Ewenny Industrial Estate is conveniently located lying just off the A473 dual carriageway 1½ miles or so south of Bridgend Town Centre and approximately 3 miles west of Junction 35 (Pencoed Interchange) of the M4 Motorway.

Cardiff lies approximately 25 miles to the east and Swansea 20 miles to the west.

Description

The property is located on the Ewenny Industrial Estate a privately owned multi-unit industrial estate newly acquired by PMG with individual units all being refurbished and offered up For Sale/To Let.

Unit 4B comprises a modern industrial/ workshop unit undergoing a comprehensive refurbishment which will include new roof covering, roller shutter door, windows and doors. The unit provides approximately 170sq.m (1830sq.ft) Gross Internal Area of accommodation.

The unit is set within a yard extending to approximately 0.23 acres

The Estate

The Ewenny Industrial Estate on completion of renovation and refurbishment will comprise the following accommodation:-

Unit 1 - 3760sq.ft GIA - Sale Agreed
Unit 2 - 3760sq.ft GIA - Sale Agreed
Unit 3 - 3725sq.ft GIA - Sale Agreed
Unit 4A – 1840sq.ft GIA - Sale Agreed
Unit 4B – 1830sq.ft GIA - Sale Agreed
Unit 5A – 14060sq.ft GIA
Unit 5B1 – 4942sq.ft GIA - Sale Agreed
Unit 5B2 – 4988sq.ft GIA - Sale Agreed
Unit 6A – 9956sq.ft GIA
Unit 6B – 15014sq.ft GIA

Planning

The estate is allocated as an employment site allowing for B1, B2 and B8 Uses.

Grant Assistance

The property is located in a Grant Assisted area.

Tenure

Available For Sale a new long leasehold/Virtual Freehold interest. Details on application.

Sale Price

£202,500

Rateable Value

To be assessed on completion of refurbishment.

Estate Service Charge

Each owner/occupier on the estate will contribute and be responsible for a contribution to the maintenance and upkeep of the common areas of the estate including the shared access road. Details on application.

EPC

To be provided on completion of refurbishment.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in the transaction.

VAT

VAT is payable on sale price.

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 Joint selling agents:

Messrs Watts & Morgan LLP

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Please ask for Henry Best

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