

FOR SALE

Of interest to both investors and owner occupiers.

14 Heol Mostyn
Village Farm Industrial Estate
Pyle
Bridgend
CF33 6BJ
(Existing Tenants/Business Unaffected)



- Of interest to both owner occupiers and investors a parade of trade counter/business/workshop units providing in total approximately 667sq.m (7175sq.ft) gross internal area of accommodation.
- Situated in a highly prominent location fronting Heol Mostyn the main vehicular thoroughfare running through the Village Farm Industrial Estate conveniently located just 1 mile or so from Junction 37 (Pyle Interchange) of the M4 Motorway.
- Immediately available For Sale freehold tenure subject to and with the benefit of occupational arrangements at an asking price of £450,000.

14 Heol Mostyn

Village Farm Industrial Estate

Pyle

Bridgend

CF33 6BJ

LOCATION

The property is situated in a prominent location fronting Heol Mostyn on the Village Farm Industrial Estate at Pyle, near Bridgend.

The Village Farm Industrial Estate is a long established and strategically located business park lying just 1 mile or so from Junction 37 (Pyle Interchange) of the M4 Motorway with Cardiff lying approximately 25 miles to the east and Swansea 15 miles to the west.

ACCOMMODATION

The property briefly comprises a detached parade of business units built to varying standards of construction and having the significant benefit of being set within a secure yard with communal loading/unloading forecourt and car park.

The property essentially comprises of 6 lettable units that will be made available in part with vacant possession and with two of the units subject to and with the benefit of existing lettings.

The units are considered suitable for a variety of trade counter, office, workshop and storage uses subject to the obtaining of any necessary change of use planning consent. The majority of the site is currently occupied for use as a Plumbers Merchants and there is potential for any interested party to acquire the property and continue the existing trade acquiring fixtures and fittings and stock at valuation. Further details on application.

The original part of the property is constructed to a traditional standard of construction around a concrete portal frame with blockwork elevations under an asbestos clad pitched roof. A more modern two storey office extension (Unit 6) is finished to a smooth concrete render and constructed under a concrete tiled pitched roof.

The property briefly provides the following accommodation:-

Unit 1 – 138sq.m (1485sq.ft) GIA

Unit 2 – 154.2sq.m (1660sq.ft) GIA

Unit 3 – 86.4sq.m (929sq.ft) GIA

Unit 4 – 106.8sq.m (1150sq.ft) GIA

Unit 5 – 109.3sq.m (1176sq.ft) GIA

Unit 6 – 72sq.m (775sq.ft) GIA

Total Accommodation – 667sq.m (7175sq.ft) GIA

The property has the benefit of all mains services connected including mains gas and 3-phase electricity.

TENURE

Units 1 to 4 are to be made available with vacant possession.

Unit 5 is let out under terms of a Tenancy at Will agreement to a private individual at a rental of £500 per calendar month.

Unit 6 is let out under terms of a Tenancy at Will agreement to DWEP at a rental of £550 per calendar month.

The property is to be sold freehold tenure.

SALE PRICE

£450,000

EPC

Pending.

VAT

There is no VAT on sale price.

LEGAL COSTS

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

VIEWING

**Strictly by appointment only through
sole selling agents:**

Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: commercial@wattsandmorgan.co.uk

Please ask for Dyfed Miles or Sara Magness

www.wattsandmorgan.wales

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