

For Sale (may let)

Motor Trade/Trade Counter/Warehouse

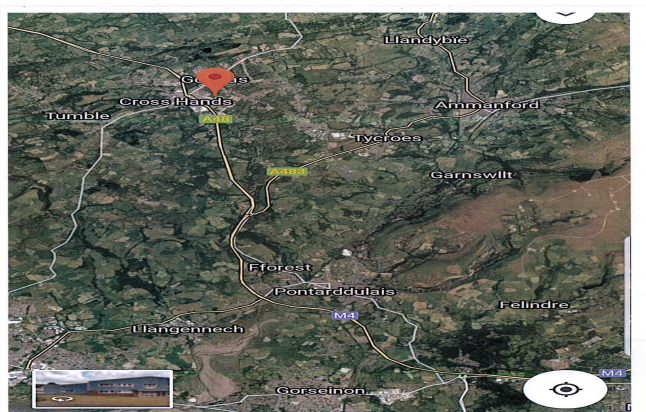
Roadside Opportunity

Former 3A's Caravan Centre, 11b Heol Parc Mawr, Cross Hands, Carmarthenshire SA14 6RE



- 1,211.94 Sq M (13,046 Sq Ft)
- Total Area 4.87 acres (1.97 ha)
- Very prominent roadside location
- Close to A48 dual carriageway

Location



The premises fronts on to Heol Parc Mawr, the main access road leading into Cross Hands Business Park, off the first fly over (west bound) from the A48 dual carriageway. Excellent communications are provided to J49 (Pont Abraham) of the M4 Motorway, which is only 4 miles south, while Carmarthen Town Centre is located only 12 miles North West.

Prominent occupiers on Cross Hands Business Park include Dawn Pac, Castell Howell Foods, NR Evans Logistics, Shufflebottom, Wynnstay, Home Bargains, Farm Foods, J&J Motors, McDonalds, Tile & Bath Co and Leekes Department Store.

Description

The property comprises of two steel portal frame buildings clad with alloy sheeting to the walls and roof, with the lower front building having brick/breeze block elevations. The staff and office accommodation is housed to the front of the main building to the ground floor. A showroom area and office exists to the front at first floor level.

Externally exit customers car parking to the side of the main building, with extensive external sales area located to the front with a tarmac/concrete upper area and a large hard core lower area.

Features:

- Currently used area 2.2 acres (0.89 ha)
- Minimum eaves main 5.18m/Max eaves main 7.52m
- Minimum eaves 2nd warehouse 4.55m/Max eaves 2nd warehouse 6.04m
- Frontage onto Heol Parc Mawr (336m)
- Close to A48 Flyover
- Close to J49 of M4 Motorway

Accommodation

The premises comprises of the following gross internal area:

Floor	Sq M	Sq Ft
Ground - offices and staff	134.76	1,451
First - showroom/office	134.76	1,451
Showroom 1	647.95	6,974
Showroom 2	294.47	3,170
TOTAL	1,211.94	13,046

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate. Our client reserves the right to levy VAT on all payments.

Legal Costs

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

Business Rates

We have been informed via an online enquiry on the Valuation Website that the property has a Rateable Value of £40,750.

UBR for Wales 2019/20 is 52.6p in the £.

Interested parties are asked to verify the information by making direct contact with the Local Rating Authority.

Terms

The property being sold is held Freehold.

Asking Price

Offers in the region of £1,250,000.

Rental

Rental terms will also be considered.

Restricted Covenant

If at anytime the purchaser develops or sells the area of land blue, purchase to pay 50% of the value of the uplift from agricultural land.

EPC

C-69

CRN: 9345-3026-0511-0300-8591

Viewing and Further Information

Viewing strictly by prior appointment with the agent:

Jason Thorne

Lambert Smith Hampton

01792 487256

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Internal - Showroom



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External



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Site Plan

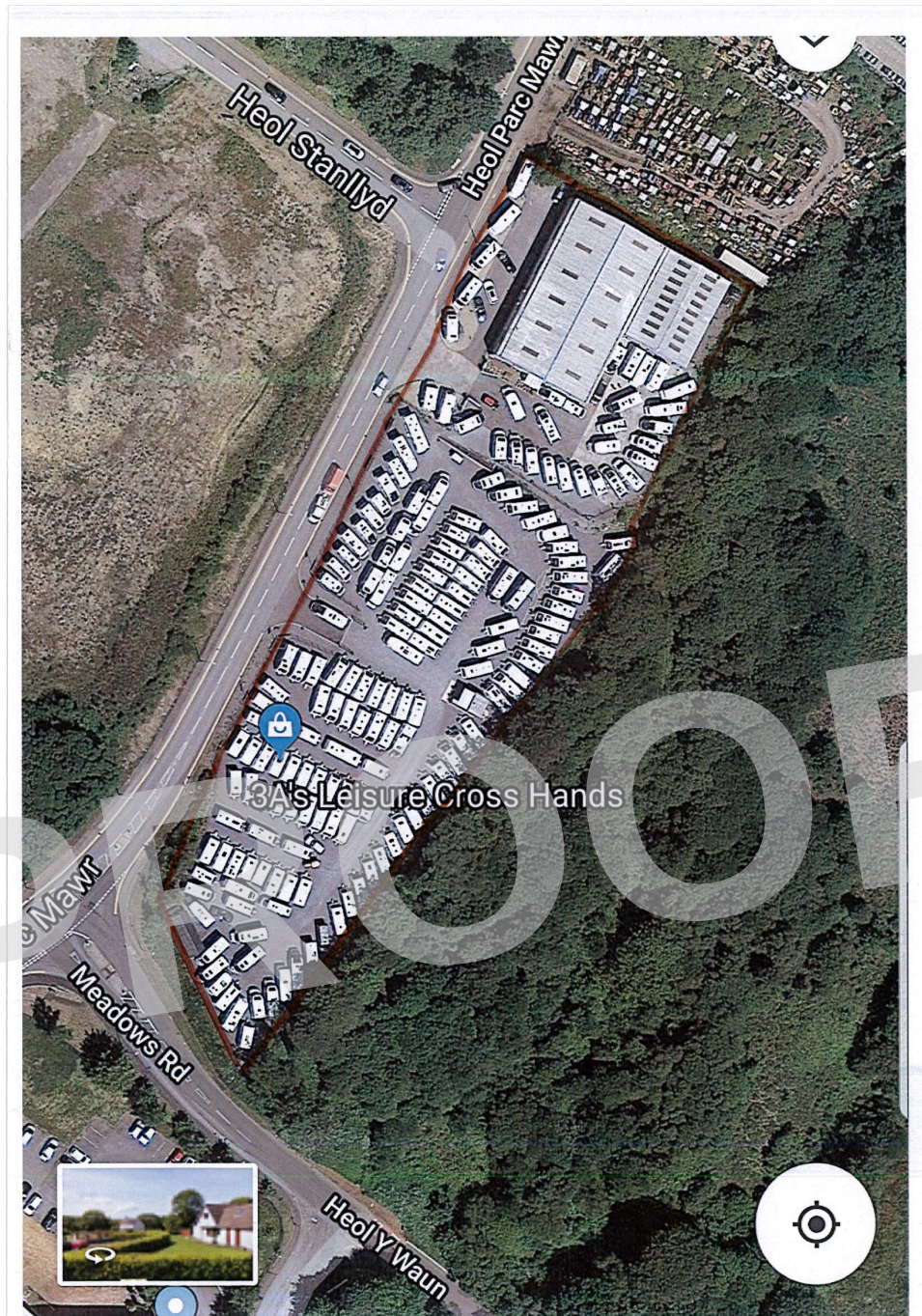


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