

For Sale (may let)

Manufacturing/Warehouse/Trade Counter

Industrial

Former Global Precision Engineering Premises, Station Road, Glanamman, Carmarthenshire SA18 1LQ



- 1,056.59 Sq M (11,373 Sq Ft)
- Freehold
- Yard Area
- Site Area 0.52 Acres (0.21 Ha)



Location

Located just off the main road, Heol Cwmaman (A474) running through the centre of Glanamman, within a small established industrial location. Glanamman lies approximately 4 miles East of Ammanford and 9 miles North east of Junction 49 of the M4 motorway.

Description

The property has been constructed in two parts. The original building is a double pitched configuration with two flat roofs. Another two bay extension has been added to the right hand side of the site.

Externally an extensive car parking area exists to the front of the site, together with a loading area to the front of the second bay extension. A further yard area exists to the left hand side leading to a smaller yard area to the rear of the original building.

- Minimum Eaves - 2.60m
- Maximum Eaves - 3.87m
- Front Office Area
- Rear Staff Facilities
- Yard Area
- Site Area 0.52 Acres (0.21 Ha)

Area	Sq M	Sq Ft
Total GIA	1,056.59	11,373

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

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 via the Valuation Office website that the property has a Rateable Value of £TBA.

UBR for Wales 2018/19 is 51.4p in the £.

Interested parties are advised to verify this information by making direct contact with the local Rating Authority.

Tenure

We have been informed the property is held Freehold.

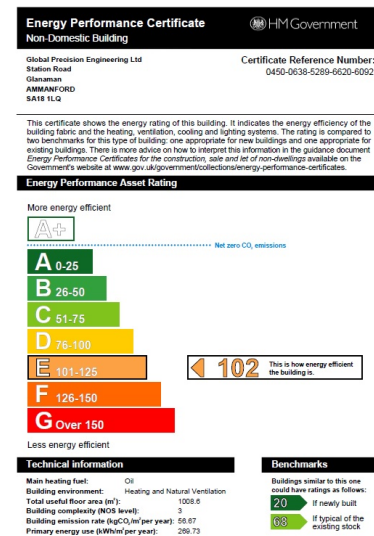
Price

Offers in the region of £375,000.

Lease Consideration

The owner would also consider leasing the property.

EPC



Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Jason Thorne
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01792 702800
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Internal



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Side Elevation



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Aerial Plan



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