



FOR SALE

**Units 1-4 Pentood
Industrial Estate,
Cardigan, Wales
SA43 3AD**

**Attractive High Yeilding
Multi Let Industrial Complex**

**Inviting offers in the
region of £1,325,000**

 **Cooke & Arkwright**

SUMMARY

- The property comprises a large warehouse, split into a number of units which have been let to a range of local occupiers.
- Located on the established Pentood Industrial Estate with surrounding occupiers including LBS Builders Merchants, Howdens, Jewsons and Screwfix.
- Strong transportation links, situated just off the A487 which runs along the West Coast of Wales.
- The property has a total Gross Internal Area (GIA) of 43,869 sq. ft.
- Site Area of 1.728 acres
- Combined current income of £158,640 per annum.
- Significant asset management opportunities to increase the passing rent through lettings of vacant space and re-gearing of current occupied tenancies.
- Freehold

We are instructed to seek offers in the region of **£1,325,000 (One Million, Three Hundred and Twenty-Five Thousand Pounds)**, subject to contract.

A purchase at this level would reflect a low capital value of **£30.20** per sq. ft.



LOCATION

Cardigan is a historical and coastal town located in Ceredigion, West Wales. Local amenities are abundant in Cardigan. These include charming cafes, independent shops and a bustling high street.

Units 1-4 are located on the north easterly side of Pentood Industrial Estate, which is long established, and the premier commercial location in Cardigan. The compound is directly accessed via Station Road, off Castle Street.

Wider transport links include direct access to the A487, the A40 and subsequently the M4. The site lies 40 miles south of Aberystwyth and 25 miles northwest of Carmarthen.

The location has a wide variety of businesses in the immediate vicinity of the property. Nearby occupiers include LBS Builders Merchants, Howdens and Jewsons.

What 3 Words

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DESCRIPTION

The property comprises of a series of interlinked units, with the main warehouse constructed with a steel portal frame, with insulated steel sheeting clad to the elevations under a pitched roof clad with insulated steel sheeting. There is a mezzanine floor above a portion of the warehouse space, currently occupied as a gym.

The accommodation is flexible and well suited to a variety of occupiers. It is possible to reconfigure the internal layout subject to future occupiers requirements.

Internally the warehouse benefits from:

- Concrete Floors
- Level Loading Door Access
- LED Lighting
- Eaves Height of 4m
- Translucent Roof Panels

The main warehouse is comprised of 9 self storage units, 8 self-contained units, 1 mezzanine area and vacant offices at first floor level of 1,506 sq.ft. There is 1 vacant unit of 8,495 sq.ft.

Externally, there are good car parking facilities including a dedicated area which is occupied on a rolling contract.







RENT

The property currently produces an income of £158,640 per annum. There is 9,961 sq.ft of vacant warehouse accommodation and 820 sq.ft of vacant first floor offices thus offering an opportunity to increase the passing rent.

SERVICE CHARGE

There is an informal service charge which is paid by the tenants. Details of this can be shared upon request.

BUSINESS RATES

Business rates can be shared upon request.

VAT

The property is not elected for VAT.

LEGAL COSTS

All parties to be responsible for their own costs.

ANTI-MONEY LAUNDERING

In compliance with UK Money Laundering Regulations, property agents are required to establish the identity and source of funds of all parties involved in sales and letting transactions.





PROPOSAL

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