



Unit 1 & 2, Ewenny Industrial Estate, Waterton, Bridgend, CF31 3EX

Rare opportunity to purchase a refurbished detached industrial / warehouse unit with a large external yard area.

Summary

Tenure	For Sale
Available Size	7,520 sq ft / 698.63 sq m
Price	Offers in excess of £752,000
Service Charge	Provision for Estate service charge - each owner to have share of Management Company.
Business Rates	To be assessed
EPC Rating	EPC exempt - EPC has been

Key Points

- Self-contained site totaling 0.7 acres
- Detached unit
- 3 No. level roller shutter doors
- Maximum eaves height 5.3 metres
- Yard area = 0.52 acres

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Summary

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Price	Offers in excess of £752,000
Business Rates	To be assessed
Service Charge	Provision for Estate service charge - each owner to have share of Management Company.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Rare opportunity to purchase your own industrial / warehouse unit - of interest to owner occupiers / investors - SIPP opportunity.

Location

Ewenny Industrial Estate is strategically located just off (direct access) from the A473 dual carriageway at Waterton. The estate is some 1.5 miles south east of Bridgend Town Centre and 2.5 miles west of Junction 35 of the M4 Motorway at Pencoed. Occupiers in the vicinity include South Wales Police, Storage Giant, Costa, Travis Perkins, and Sigma 3 Kitchens. The Estate is in close proximity to Bridgend Retail Park.

Specification

Unit 1& 2 has been refurbished - to include new roof covering and decorated internally and externally.

3 No. New electric roller shutter doors installed. (Width 4 metres, height 4.3 metres)

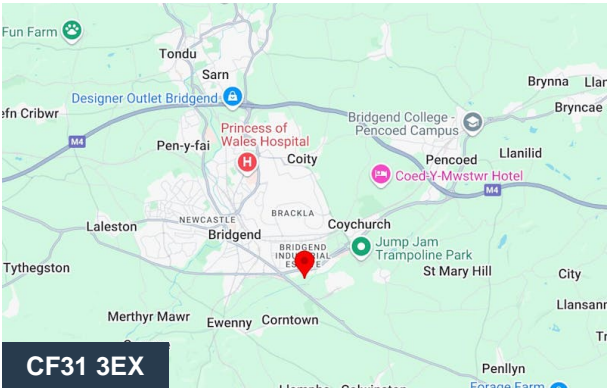
Minimum eaves height = 4 metres

Maximum eaves height = 5.3 metres

Low site density = yard area 0.52 acres

Terms

The property is available to purchase by way of a new 999 year lease (peppercorn rent)



Viewing & Further Information



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