

Regulated by:



RICS



Since 1989

Unit 1A well situated general purpose warehouse and production unit, ideal for B1, B2 and B8 use and under Full Food Specification, extending to 642 sq. m. of portal steel frame construction.

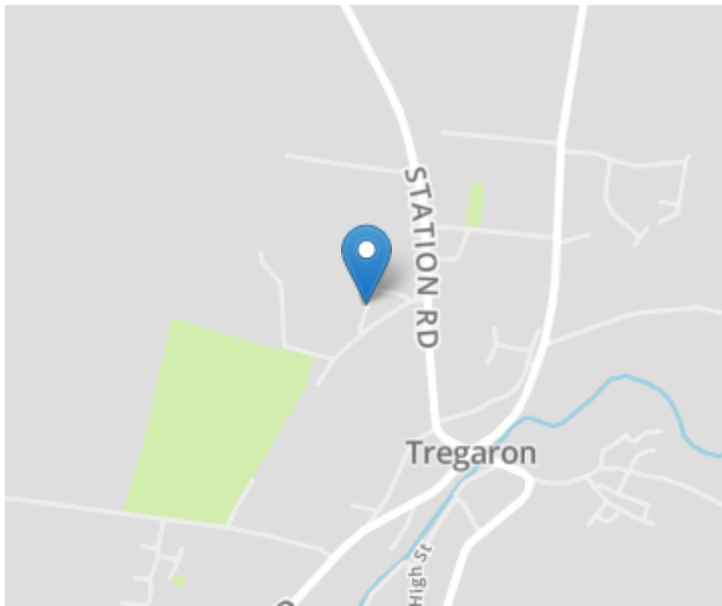


Unit 1A Station Road, Tregaron, Ceredigion. SY25 6HX.

C/2267/AM - O.N.O.

£325,000

*****Unit 1A well situated general purpose warehouse and production unit.*** Ideal for B1, B2 and B8 use and under Full Food Specification.*** Extending to 642 sq. m. of portal steel frame construction with high roller shutter door for HGV and van access.*** Benefitting from 3 phase electricity.*** Equipped with offices, storage and amenity spaces which a modern unit such as this nowadays is expected to provide.*** This is a well situated building with useful yardage to the front and side for storage and parking and worthy of early inspection.*** Ideal for owner occupation or investment purposes.*****



Location

Tregaron is 11 miles North of the University town of Lampeter and 16 miles South of the University town and coastal resort and administrative centre of Aberystwyth, providing reasonable access to the A44 to the North and A485 to the South towards Carmarthen and A487 coast road towards Llanrhystud. The A40 at Llanwrda is within 30 minutes.

Property Description

Superb opportunity of acquiring a well located modern industrial unit suiting alternative enterprises but in the recent past having been utilised for food Production and and food storage business. The warehouse is high to eaves and extends overall to 642 sq. m., more specifically providing extensive clean easily managed and accessible production areas, more specifically dividing as:-



Ground Floor warehouse

511.02 sq. m (1676' 7")



Ground floor area under mezzanine

28.06 sq. m. (92' 1")

Ground Floor Staff Toilets

6.63 sq. m. (21' 9")

Ground Floor Office

29.44 sq. m. (96' 7")

Mezzanine Floor

34.38 sq. m. (112' 10") Via internal steel stairs.

Mezzanine Floor Staff W.C.'s

3.87 sq. m. (12' 8")

Mezzanine Floor Production area

28.79 sq. m. (94' 5") with open side for mechanical access.

External

Clean tarmacadamed yard easily accessible from Local Authority Estate Road. Separate yard area to side .

Rateable Value

The rateable value for 2023/2024 is £15,250 and the rates payable are £8,158.75.

Agent Comment

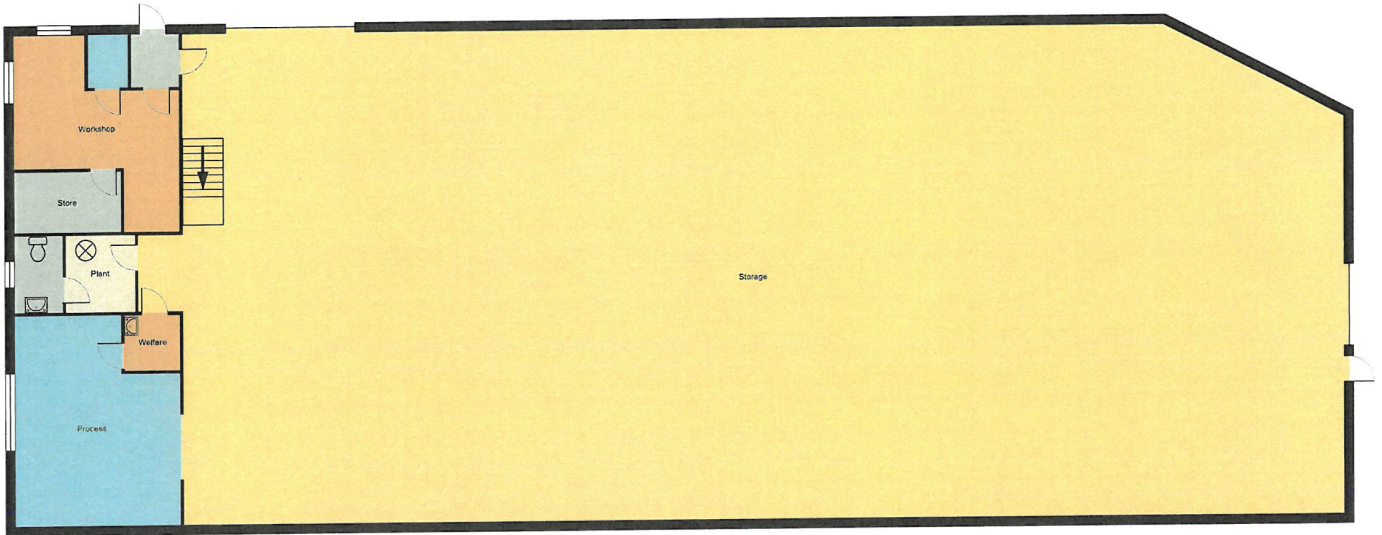
All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.*****

Services

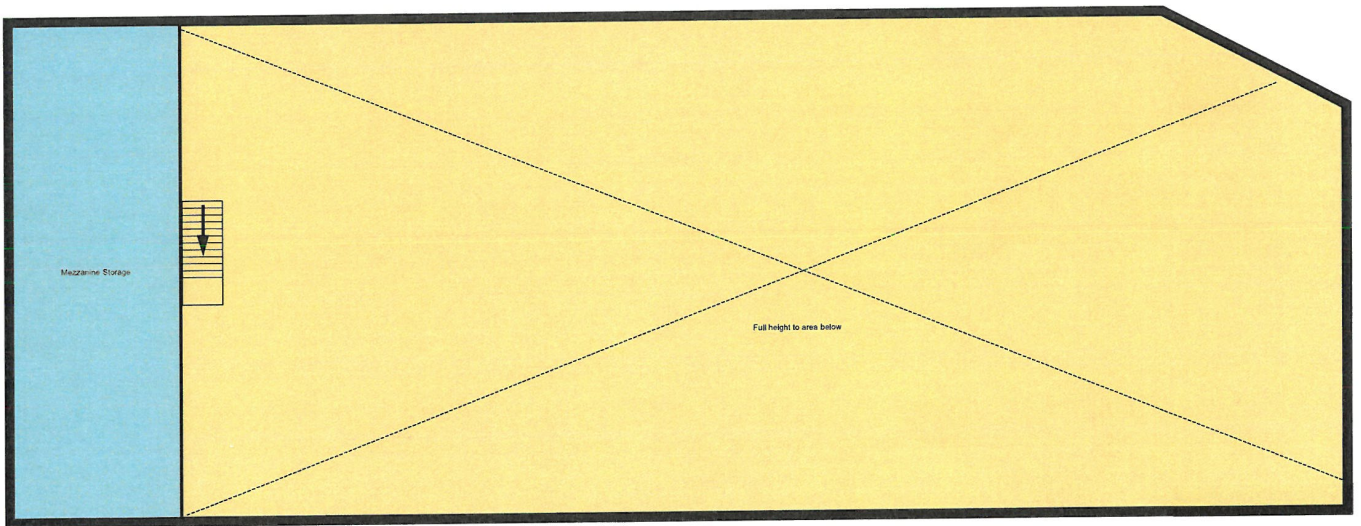
Mains water, mains electricity, mains drainage, 3 phase electricity available. Telephone and broadband availability. Electric heating.

Directions

From Lampeter take the A485 towards Tregaron. At Tregaron Square turn left, continuing on the Aberystwyth Road, turning by the convenience store on towards the Leisure Centre, the property is located within Station Yard at the rear of the Clynderwen Farmers Co-operative Yard close to Tregaron Bowls Club and Evans' Coaches Depot.



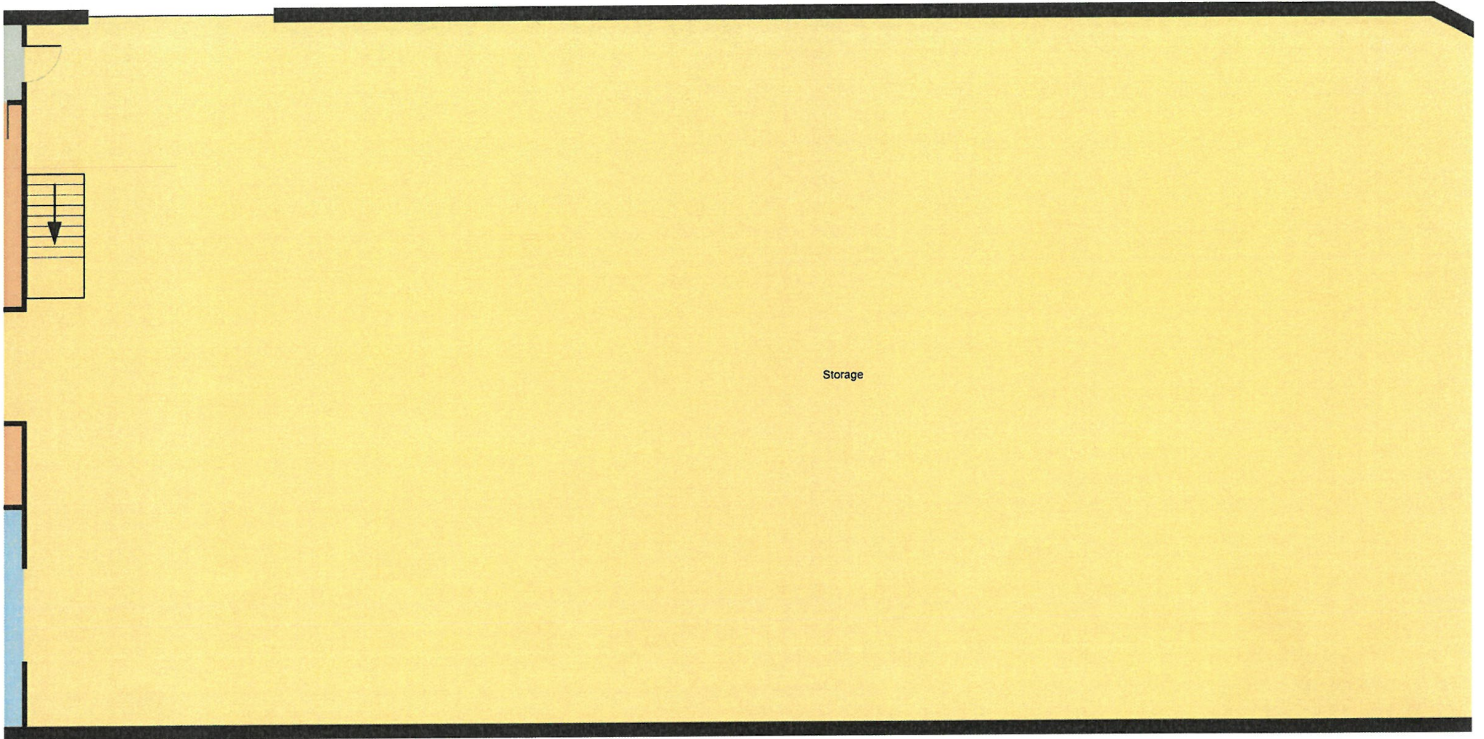
Ground Floor



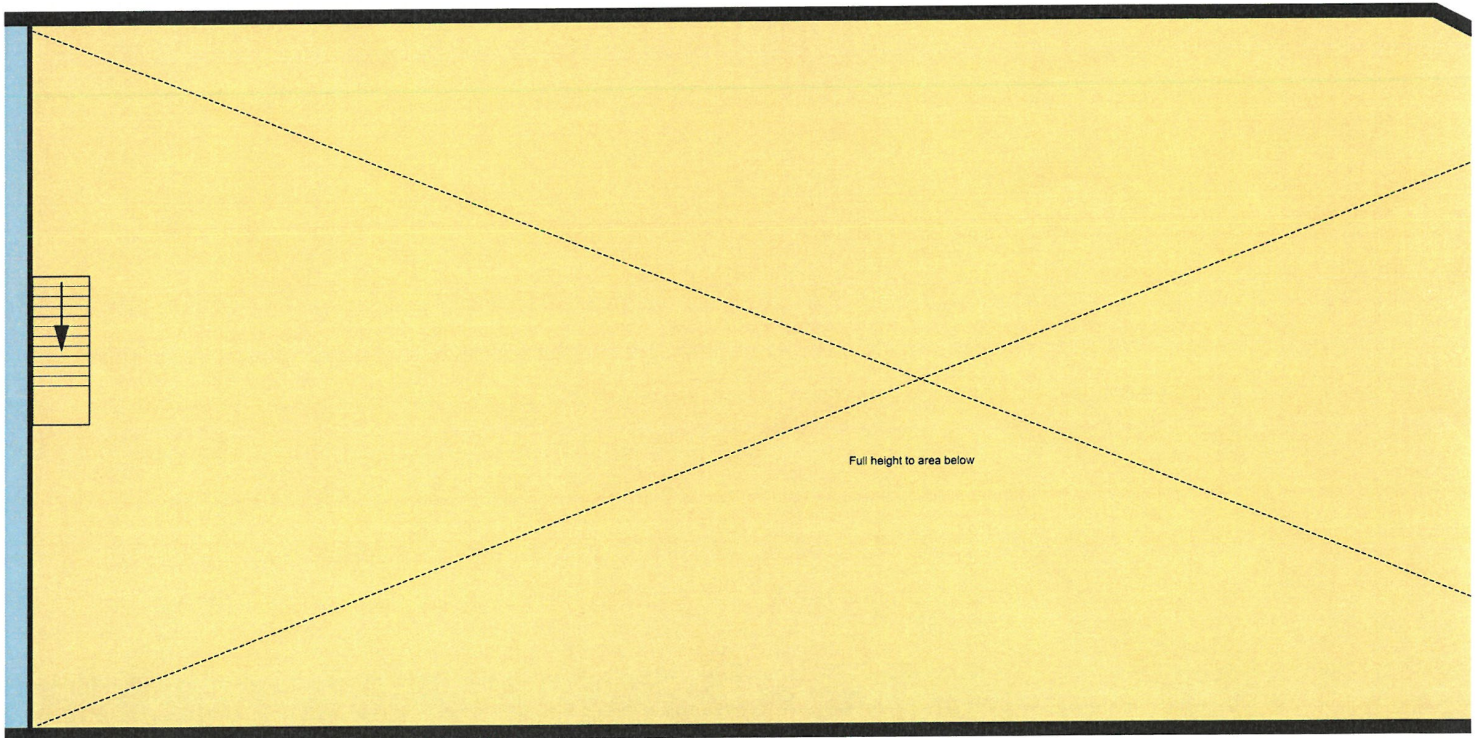
Mezzanine

All measurements are approximate and for display purposes only.

Unit 2, Express Contract Drying, Station Road, TREGARON SY25 6HX



Ground Floor



Mezzanine

All measurements are approximate and for display purposes only.

Unit 2, Express Contract Drying, Station Road, TREGARON SY25 6HX

Energy performance certificate (EPC)

Unit 2, Express Contract Drying Station Road TREGARON SY25 6HX	Energy rating C	Valid until: 26 September 2033 Certificate number: 9995-0341-0219-1104-1153
---	---------------------------	--

Property type	Storage or Distribution
Total floor area	654 square metres

Rules on letting this property

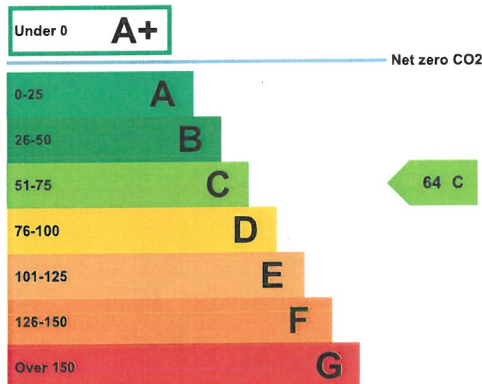
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built	14 A
If typical of the existing stock	64 C