

Impressive modern three storey commercial building. Set within the popular Glanrafon Industrial Estate. Aberystwyth - West Wales.



**Unit 5.1 Parc Merlin, Glan Yr Afon Industrial Estate, Llanbadarn Fawr,
Aberystwyth, Ceredigion. SY23 3JQ.**

£225,000

Ref C/2400/RD

****Modern and impressive three storey commercial unit**Split as warehouse with supporting kitchen, office and toilet facilities**Suitable as a commercial investment or as a business premises opportunity**Private parking to front forecourt**Suitable for a variety of different uses (stc)**Total floor layout of some 2,200 sq ft**Nearby occupiers include Land Rover, Greggs, Crown Paints, Tool Station, Screwfix and Jewsons.**

The premises are located in Glanrafon industrial estate, the main economic hub of Aberystwyth which is the largest town within the Mid Wales region. The estate has grown organically over the years to provide a high quality local and national tenants. The town of Aberystwyth offers excellent facilities and services including network rail connections, good trunk road network connectivity, welsh government and local authority offices, retails parks, employment opportunities and traditional high street offerings.



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MID WALES GROWTH DEAL

Aberystwyth is a focus in the Mid Wales Growth Deal which plays a key role in tackling economic recovery and growth in the Mid Wales economy with the aim of supporting job creation and increasing productivity in the wider societal and environmental ambitions.

In December 2020 both the Welsh and UK Government confirmed 110 million growth deal with Ceredigion and Powys County Councils. The total capital investment is aimed to be:

* £280 million - £400million pounds

* With the intention of adding 1100 -1400 net additional FTE jobs

* £570 million - £700 million in net additional Gross Value Added

The availability of Cambrian Chambers within this town regeneration will present a key opportunity to be part of this exciting regeneration of Aberystwyth.

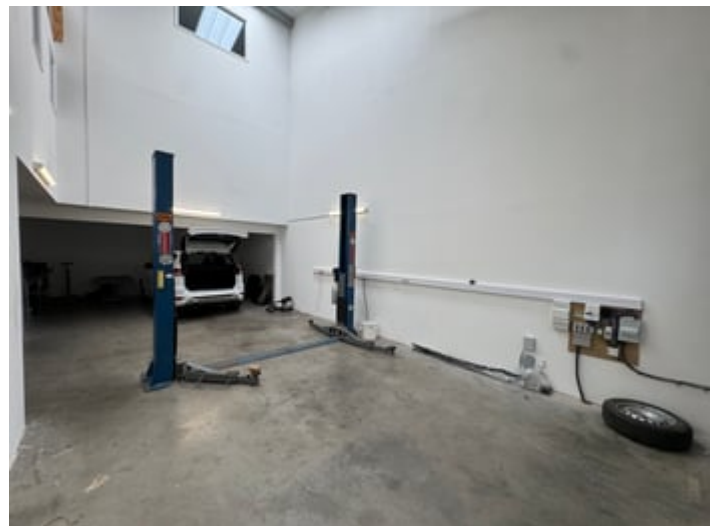
GROUND FLOOR

Entrance Hallway

Accessed via aluminium door. With access into -

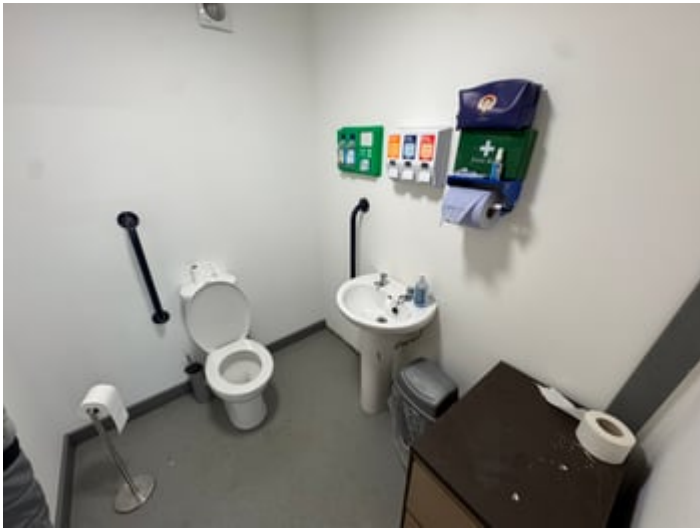
Workshop/Warehouse

20' 6" x 42' 3" (6.25m x 12.88m) with min 24' height to ceiling, 13' electrical door to front, smooth concrete base, ideal workshop/garage space, understairs storage, multiple sockets, connection provision for three phase electric, full fire alarm system.



Side W.C.

With single wash hand basin.



Store Room

7' 5" x 22' 3" (2.26m x 6.78m) with Belfast sink, multiple sockets, fixed work benches, Triton hot water hand wash.

Kitchen

7' 6" x 13' 9" (2.29m x 4.19m) accessed from the hallway with a range of grey base and wall units, stainless steel sink and drainer with mixer tap, under larder appliance space, electric oven and grill, ceramic hobs, window to front, washing machine connection. Tiled splash back, heater.



FIRST FLOOR

Landing

With staircase to second floor. Access into -

Meeting Room

15' 5" x 18' 6" (4.70m x 5.64m) with tv point, bt and wi fi points, multiple sockets.



Office 1

8' 3" x 17' 6" (2.51m x 5.33m) a front office space with ample space for desks, fitted shelving, high level windows, multiple sockets, bt point, cc tv connection point.



Office 2

With internal hallway leading into office with high level window, fixed counter, multiple sockets.



Shower Room

4' 6" x 6' 9" (1.37m x 2.06m) With corner enclosed shower, w.c. single wash hand basin, vanity unit, w.c.



SECOND FLOOR

Open Plan Workshop and Storage Area

13' 7" x 24' 8" (4.14m x 7.52m) with multiple sockets, fixed work benches.



Office 3

14' 4" x 15' 7" (4.37m x 4.75m) with electrical bt and wi fi trunking to walls / wi and bt point. Window overlooking workshop area below.



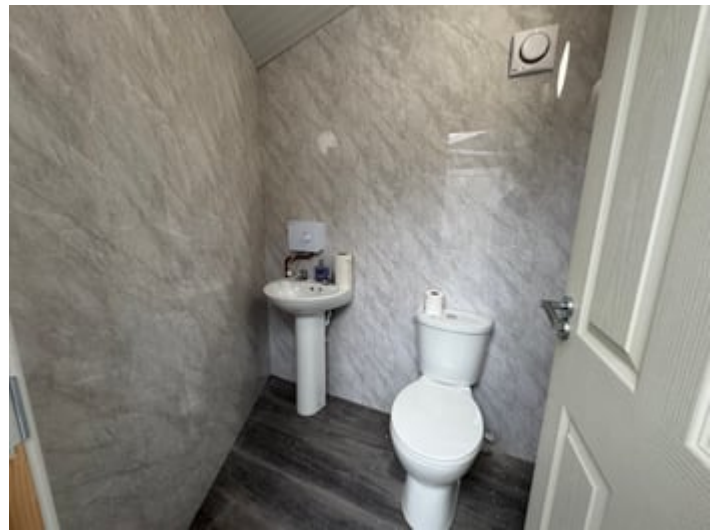
Store Room

17' 7" x 12' 9" (5.36m x 3.89m) running into the eaves of the property.



W.C.

With w.c. single wash hand basin.



EXTERNALLY

To Front

The property is approached via the industrial estate road to a front concrete apron providing access to the workshop area, also off road parking.





MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

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

To keep up to date please visit our Website, Facebook and Instagram Pages

Services

The property benefits from mains water, electricity, electric heating and mains drainage.

MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

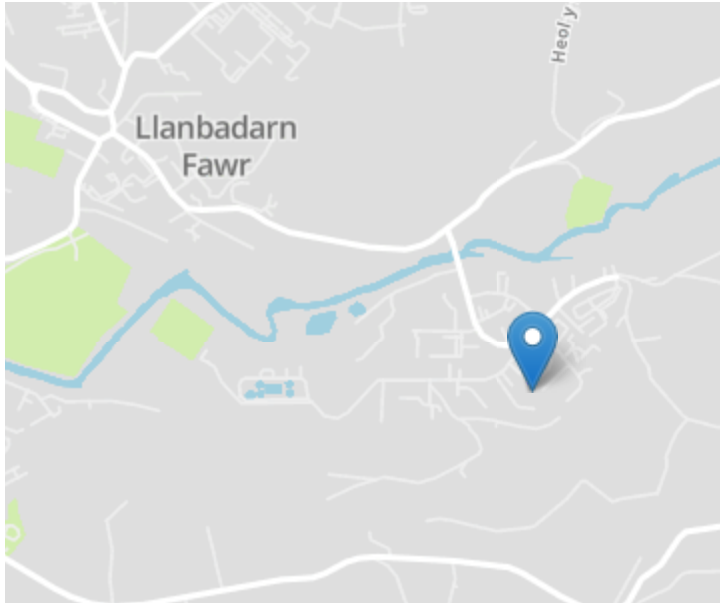
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

On entering Glanyrafon Industrial estate, please take the 2nd right hand turning after Leb Construction Ltd and proceed around the bend, taking the next left hand turning adjoining Wynford Williams Motors into Parc Melin, continue for approximately 100 yards taking the 2nd left hand turning to the side of the Plumbing & Heating building and you will notice a tarmac driveway located between 2 buildings. Proceed to the end and this property is the last on the right hand side.

For further information or to arrange a viewing on this property please contact :

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