



TREDILION MARKET GARDENS, LLANTILIO, NP7 8BG

Industrial Accommodation for Sale

Established Industrial Unit in Countryside Location

Large yard area to the front of the Unit

Rare Freehold Opportunity

5,241 sq Ft (486.86 sq m)

Quoting offers in excess of £410,000



LOCATION

The town of Abergavenny is a market town in Monmouthshire located close to the border of England and Wales. It is situated on the A40 and A465 trunk roads, providing access to the greater motorway networks. The Town has an immediate population of approximately 12,515.

The property is located off Elms Lane in Llantilio adjacent to the Blossom Touring Park. It is a picturesque countryside location.

DESCRIPTION

The property is an open plan warehouse previously used as a garage and MOT centre.

The warehouse is an end of terrace building of steel frame construction with ample natural lighting and additional strip lighting. There is single phase electricity with a three phase convertor.

The warehouse has a minimum height of 3.57m to the frame. There are three Roller Shutter Doors measuring 3.38m wide and 3.78 m high. One is electrical two are manual. There is also a 1.80m pedestrianised door.

The unit benefits from CCTV, concrete flooring and a septic tank. There are offices at either end of the unit and kitchen and WC facilities. There are two mezzanine areas available above the offices.

Externally there is a good sized yard to the front of the warehouse with additional space to the side and rear.

ACCOMMODATION

Total: 486.86 sq m (5,241 sq ft)

PLANNING

We understand that the property benefits from planning consent for industrial use. However, we recommend that interested parties make their own enquiries to the local authority.

LOCAL AUTHORITY

Monmouthshire County Council:

Tel: 01633 644644

RATING ASSESSMENT

RATEABLE VALUE: £9,500

RATES PAYABLE: £5,339

Some occupiers may qualify for "small business relief" which will provide a discount or full exemption on the above figures. Interested parties should contact Monmouthshire County Council for more information.



Plans are provided for identification purposes only and are not to be relied upon for any other purpose.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been requested and will be provided shortly.

TENURE

We have been instructed to seek offers in excess of £410,000.

VIEWING

Should you require further information or wish to arrange a viewing, please contact:-

CLAIRE BIGNELL

07548 558793

claire@m4pc.co.uk



01633 740 740

m4pc.co.uk

11 Park Square, Newport NP20 4EL

M4 Property Consultants (M4PC) (and their joint agents where applicable) for themselves and for the vendors and/or the lessor of this property for whom they act, give notice that: i) These particulars do not constitute, nor constitute any part of, an offer or contract. ii) None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. iii) Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. iv) M4PC will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. vi) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Subject to contract

M793 Ravensworth 01670 713330