

FOR SALE

Land & Buildings



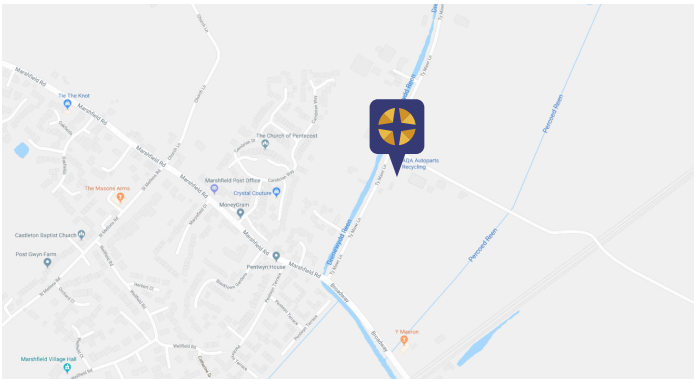
Ty Mawr Lane Marshfield, Cardiff, South Wales, CF3 2UF

- Located between Cardiff and Newport
- The property is on a site area of 1.75 acres/0.70 ha

Location

The subject premises are located in the village of Marshfield, approximately 1¼ miles to the south east of the A48 Newport to Cardiff road at Castleton. Ty Mawr Lane runs off Marshfield Road which is the main link road to the A48 to the B4239. Although the subject property is situated within a rural locality, communications are good as the site is located immediately between Cardiff and Newport, an area which has experienced substantial residential development over recent times.

The property is on a site area of 1.75 acres / 0.7 hectares (see attached plan).



Description

The subject site is fairly regular in shape and currently is let to a number of parties for car breakers and general storage land. The main site is well fenced and accessed by double gates from Ty Mawr Road and has fencing to most boundaries. The site surface is generally hardcore and level. To the front of the site is a substantial industrial building that provides ground floor offices, reception area and the main production storage area within which there is a talising machine. This unit has a part open front and at the rear there is a large sliding access door.

On the ground floor there are also block built ladies and gents WCs.

There are two mezzanine floors, one over the office section comprises a store room and rest room and the other within the south western corner of the unit, which is timber decked and utilised for light production/ storage. Eaves height is approximately 20'6" / 6.23m. (This building is referred to as Building A).

To the rear of the main building is a secondary building (Building B) with timber and corrugated sheet elevation and open front. This is utilised for machinery storage.

A further building (Building C) is again used for manufacturing purposes and lies about halfway through the site and has a rear lean-to store/machinery building (D). To the rear of this is a substantial yard area.

Accommodation

The following areas have been measured to RICS guidelines:-

Room	Sq Ft	M ²
Building A	6244	580.3
Building B	325	30.2
Building C	1340	124.4
Building D	715	66.4
TOTAL GROSS AREA (Approx)	8624	801.4

Tenure & Terms/Price

Offers are sought in the region of £450,000, for the freehold interest.

Income

We have been informed that as well as the formal letting to the car breaker(lease available upon request) there is other income from letting of the front yard area with the monthly income currently totalling circa £2,700 per month.

Services

We understand that mains electricity and water are connected to the property. Drainage is to a private system.

Rateable Value

There are various listings for the site which can be made available upon request.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

All figures quoted are subject to VAT that may be payable at the prevailing rate.

Viewing

Strictly by appointment with sole agents Hutchings & Thomas.

Contact

For more information contact Haydn Thomas:

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