



**Former Morgans Premises,
Glan Yr Afon Industrial Estate**

Llanbadarn Fawr, Aberystwyth, SY23 3JQ



Guide Price: £1,450,000

An exciting and increasingly rare opportunity to acquire a freehold commercial site of approximately 2.3 acres, in a prime position within this popular retail/industrial estate. In recent times the property has been run as agricultural merchants/builders yard with additional timber treatment plant (being removed). The site offers huge potential in its current form or indeed an exceptional investment opportunity with considerable potential, subject to obtaining the necessary planning consents.

Glan Yr Afon Industrial Estate is located just outside the University and noted coastal town of Aberystwyth, approximately 2 miles to the town centre. The Estate is strategically positioned along the A44, which provides convenient access to the town and surrounding areas. The Estate serves as a hub for various businesses and industries in the region ranging from manufacturing and engineering to retail and services. It has many of the national names resident, together with local and private businesses. Its proximity to Aberystwyth and the town itself, make it an attractive location for businesses that benefit from the academic, commercial and agricultural activities in the area.

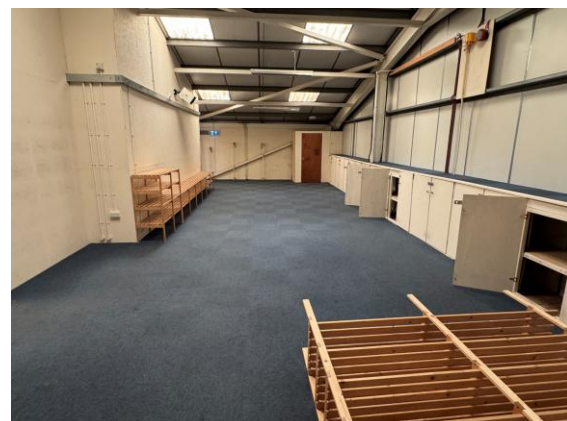
Currently, the site comprises:

A large yard extending to approximately 2.3 acres. The whole is hardstanding being either tarmacadamed or concrete within a secure ring fence.

Heavy duty security swing gates open into yard with exceptional frontage to the estate road. Retail Unit comprising ground floor sales approximately 18m x 18m with tiled floor. Customer Service Desk. Admin Office. File Store included within a Staff Room 5m x 4.5m. Ladies & Gents WC. Kitchen facilities the whole of which has a tiled floor, insulated, heated and particularly well lit.

Staircase leads to mezzanine suitable for further retail approximately 6m x 14m leading through to Storage mezzanine 12m x 9m and further under eaves storage. Adjacent to the Retail Shop, Warehouse Stores 18m x 18m with full height 4m roller shuttered door.

- Prime Location on Mid Wales Coast
- Freehold Commercial Site
- 1500 square metres of buildings/retail/warehousing
- 2.3 acres of hardstanding concrete/tarmacadam
- Secure ring fence with prominent gated entrance
- Noted established trading position
- Easy access
- 3 Phase Electricity



SERVICES

Mains Electricity with 3 phase. Mains Water and Mains Drainage. N.B. The services, appliances and flues have not been tested and no warranty is provided with regard to their condition.

BUSINESS RATES

Current rateable value £59,000 (1st April 2023)

TENURE

Freehold.

DIRECTIONS

From Aberystwyth take the A44 east through Llanbadarn. After a mile or so, turn right into Glan Yr Afon. Take the third right and the property is on the left hand side.

What3Words: shortage.reclined.transcribes.

VIEWING & NEGOTIATIONS

All interested parties are respectfully requested to communicate directly with the Selling Agents.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill. A fee of £36 per person will be payable.

MORTGAGE SERVICES

Should you decide to use the services of the Mortgage Advice Bureau, you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

FLOOD RISK (PER NRW)

Flooding from Rivers – very low – risk less than 0.1%

Flooding from Sea – very low – risk less than 0.1%

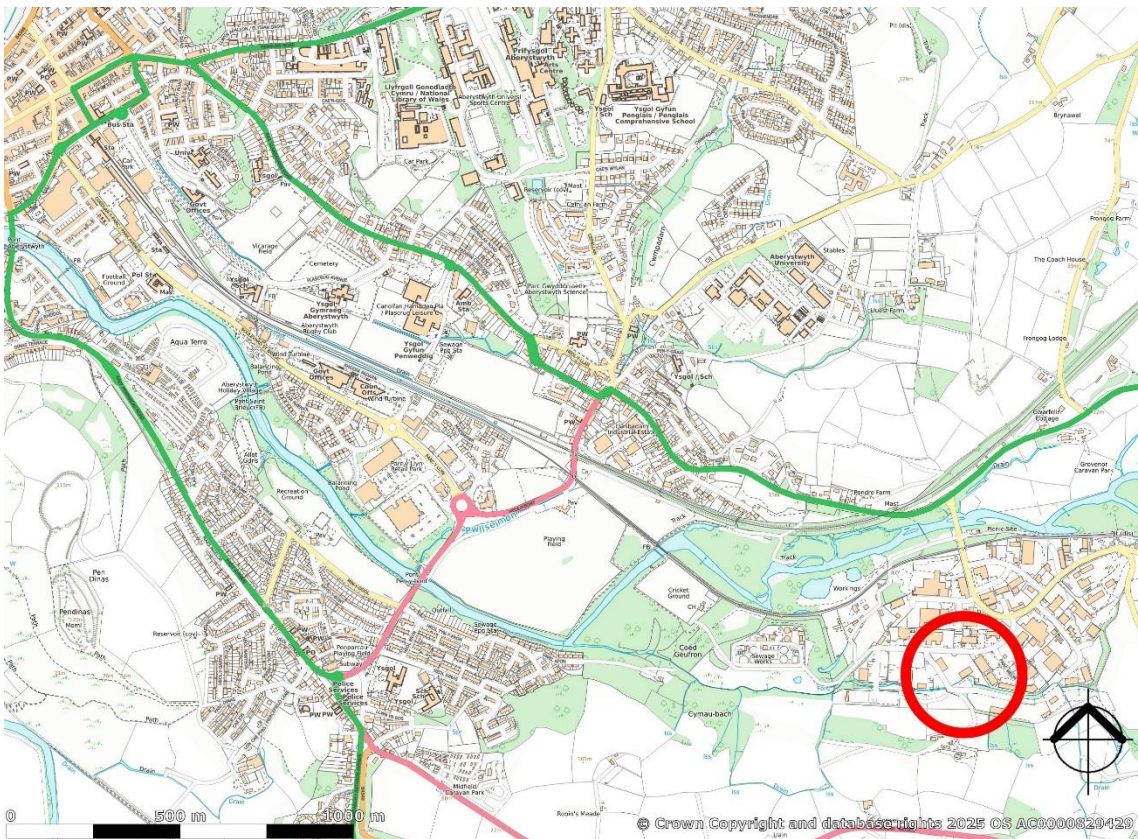
Flooding from Surface Water and small watercourses – very low – risk less than 0.1%

BROADBAND AND MOBILE SIGNAL

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>



SITE PLAN



FLOORPLAN

**Former Morgans Premises, Unit 20 Glan yr Afon Ind Est., Aberystwyth, Ceredigion,
SY233JQ**

Approximate Gross Internal Area = 867.2 sq m / 9334 sq ft

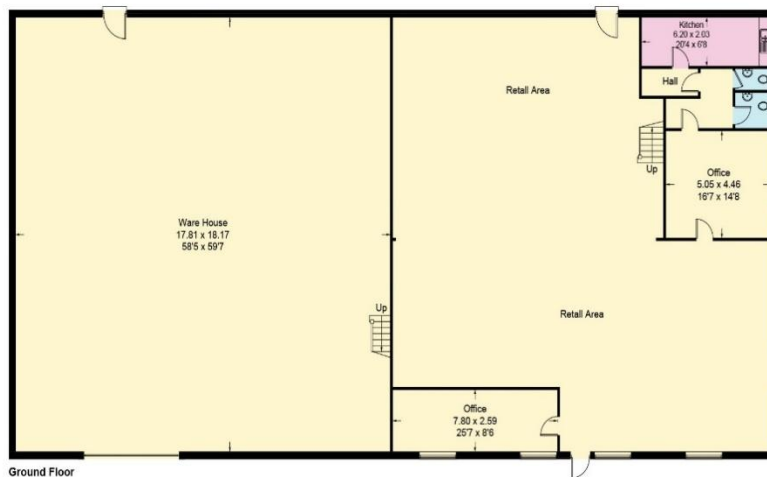
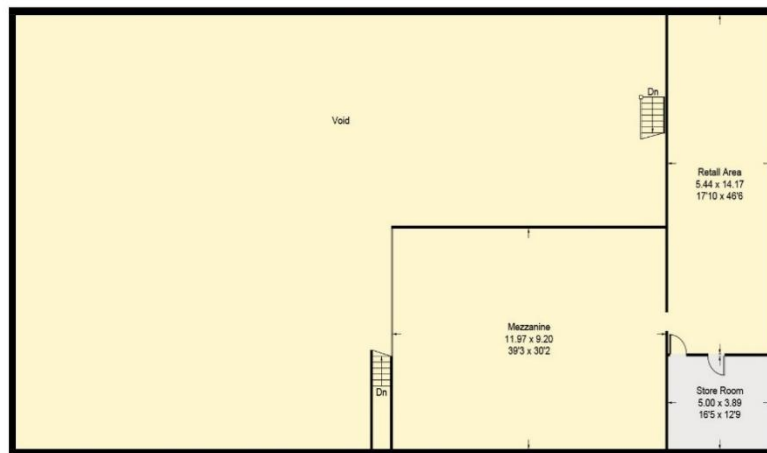


Illustration for identification purposes only, measurements are approximate,
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