

FORMER RODELL CHIMNEYS LIMITED, FFRWDGRECH INDUSTRIAL ESTATE, **BRECON** LD3 8LA



Engineering Workshop, Ffrwdgrech Industrial Estate, BRECON LD3 8LA

Extremely prominent **COMMERCIAL** engineering workshop premises in corner position available **FOR SALE**

Total gross internal area - approximately **906 sq m (9,755 sq ft)** on a site of approximately **0.715 acre (0.289 hectare)**

Potential for a range of commercial uses (subject to planning)

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LOCATION

Ffrwdgrech Industrial Estate is the main commercial and industrial estate in Brecon and is located directly off the A470(T) close to the junction with the A40 about 1 mile south west of Brecon town centre.

The estate is well established with a range of trade counter, industrial and office uses as well as a mix of other uses including a veterinary practice, gym and some retail uses.

The property is located in a very prominent, corner position off the main estate road close to the entrance off the A470 and nearby occupiers include Hay & Brecon Farmers, NFU Mutual, Royal Mail, Plumb Center, Honddu Vets, Powys Council and Bannau Brycheiniog National Park Authority depots.

Merthyr Tydfil is about 15 miles to the south via the A470 which connects with the A465 that has recently been dualled between Neath and Abergavenny.

DESCRIPTION

The Property comprises a detached, workshop building of steel frame construction in two main bays with an additional side canopy and ground floor office accommodation to the side, which is of masonry construction. There is an open yard to the front and side.

The workshops are interconnecting and have minimum internal eaves height of approximately 3.8 metres and 5.5 metres respectively and are accessed by electrically operated roller shutter doors.

The main walls are profile steel clad and the roof has a corrugated asbestos covering.

A metal, external staircase provides access to portacabin offices at first floor level above the office facilities.

SERVICES

Three phase mains electricity, mains gas, water and drainage are connected. The workshops have overhead radiant gas heaters.

FLOOR AREAS

The property has an approximate gross internal floor area of 906 sq m (9,755 sq ft) - please see indicative floor layout plans.

BUSINESS RATES

The property is currently assessed in the 2023 Rating List with a Rateable Value of £23,750 and is described as "Factory and Premises". The UBR multiplier for the year 2025/26 is 56.8p in the pound.

PLANNING

The property's use as an engineering workshop is longstanding and it is located in an area shown within the defined boundary of an existing industrial estate in the adopted Local Development Plan.

We recommend interested parties make their own enquiries as to the suitability of the property for their proposed use.

TERMS

The freehold interest is offered for sale with vacant possession and with a guide of offers in excess of £600,000.

VAT may be applicable.

EPC

The full certificate and recommendations can be provided on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

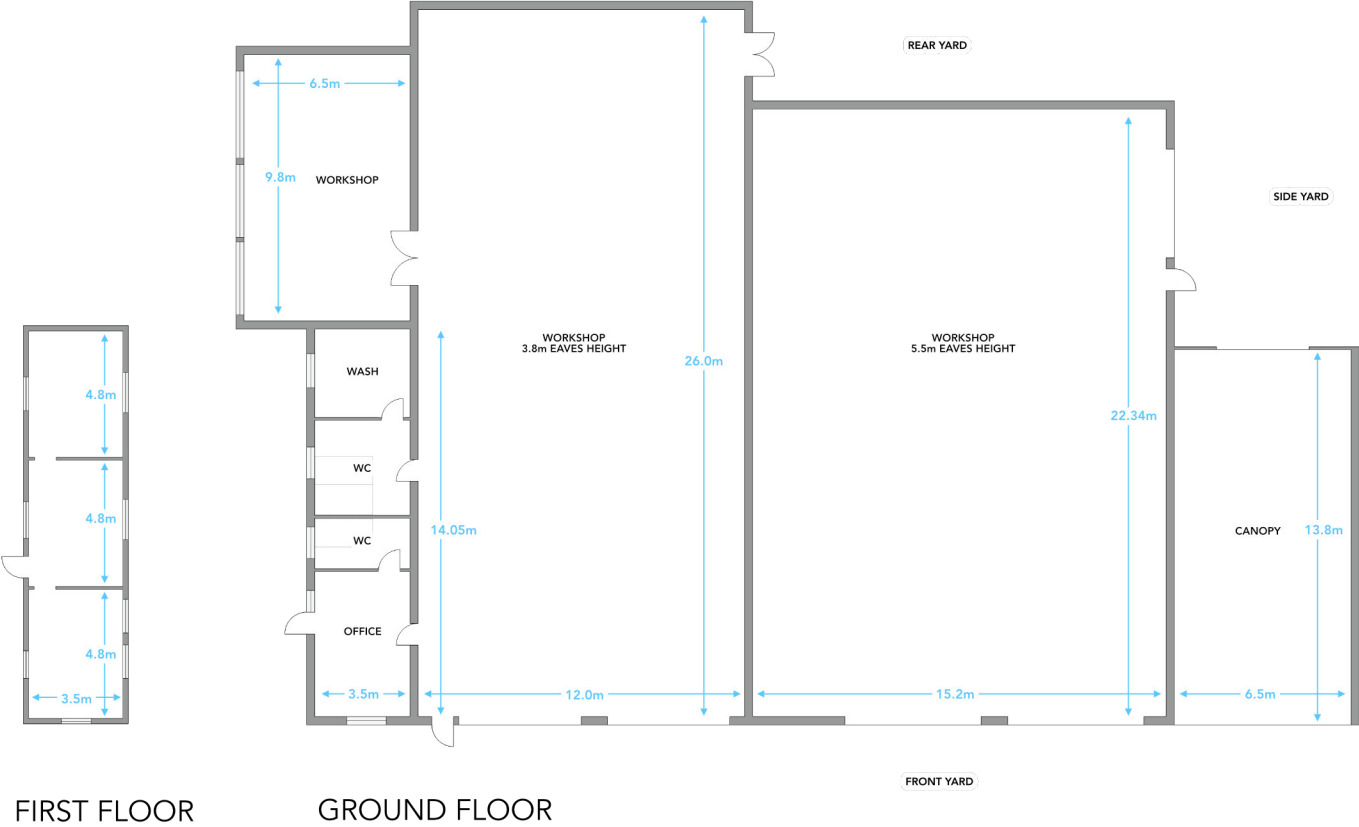
VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact sole agents:

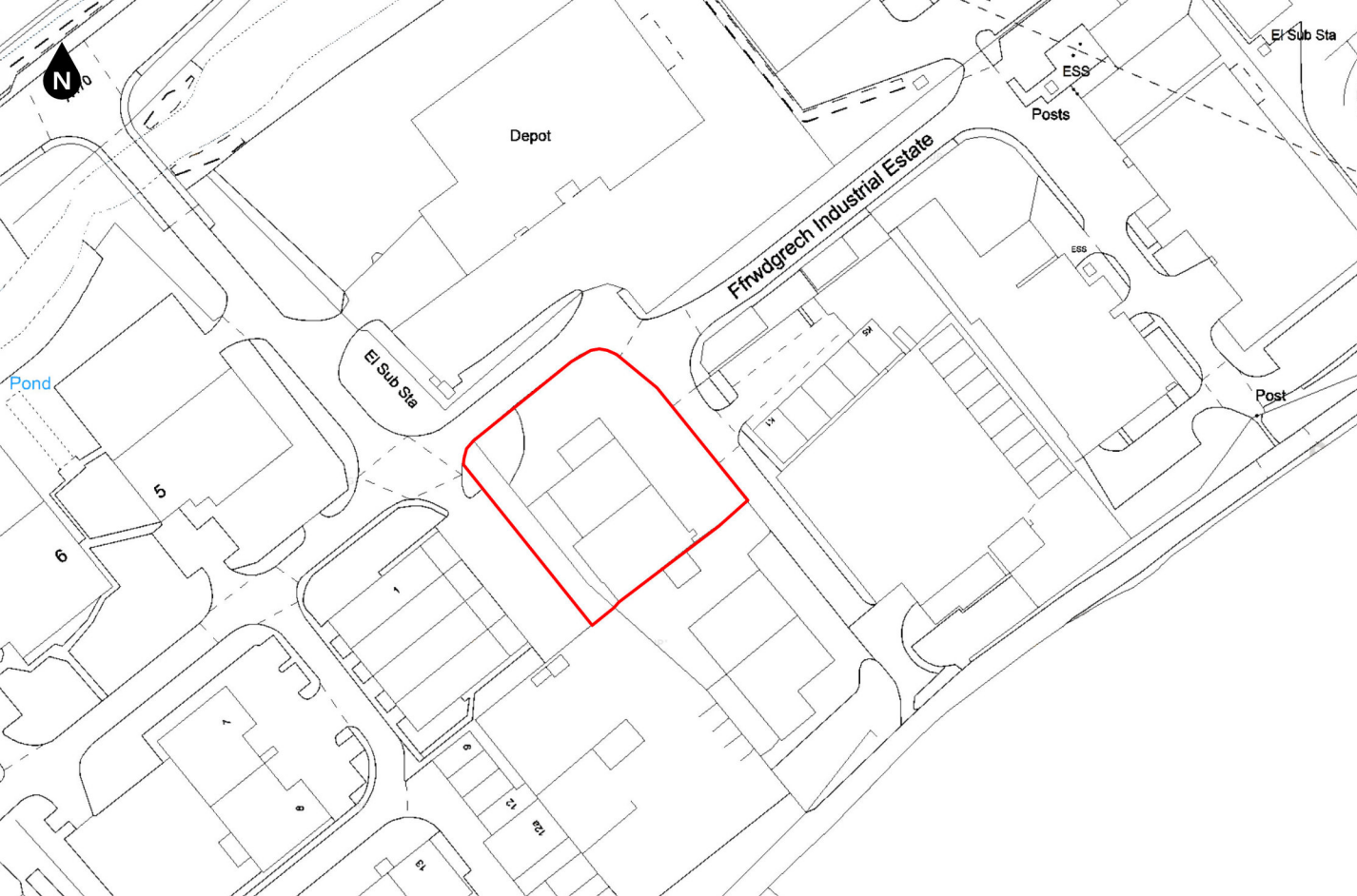
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FLOOR LAYOUT PLANS



FLOOR PLANS FOR ILLUSTRATION PURPOSES ONLY - DIMENSIONS QUOTED ARE APPROXIMATE AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN SURVEY



SITE PLAN FOR ILLUSTRATION PURPOSES ONLY





Important Notice: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent or vendor/lessor and nothing in these particulars is to be relied upon as a statement or representation of fact. 3. Any intending purchaser/lessee must satisfy itself as to the correctness of each of the statements contained in these particulars. 4. Neither the vendor/lessor nor agent gives any representation or warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

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