

UNIT 22 VALE BUSINESS PARK

COWBIDGE | CF71 7PF

**HUNT &
THORNE**

CHARTERED SURVEYORS

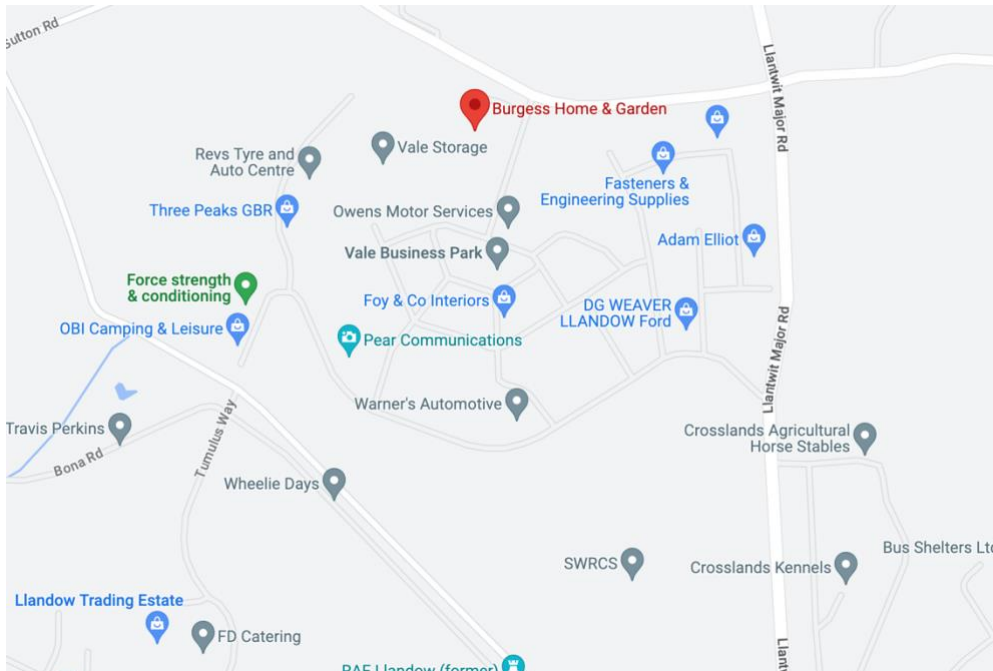


INDUSTRIAL
FOR SALE

- RARE INVESTMENT OPPORTUNITY
- DETACHED PORTAL FRAME UNIT
- 111.48 SQ M (1,200 SQ FT)
- CLOSE TO B4268
- OFFERS IN THE REGION OF £145,000

LOCATION

Located on the entrance to Vale Business Park. The estate is located to the South of M4, close to J35. Prominent occupiers in the immediate vicinity include Travis Perkins, Warner's Automotive, Vale Storage, Force Strength and Conditioning and Vale Motorcycles.



DESCRIPTION

A Detached Portal Frame Industrial Unit with elevations of breeze block and cladding, together with a pitched clad roof.

ACCOMMODATION

Total:	182.15 SQ M	1,960 SQ FT
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RATEABLE VALUE

Following an enquire on the Valuation Office web site, the property has a rateable value of £4,600

UBR for Wales 2023/24 is 0.562 p in the £.

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Castle Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9EQ.

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 Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

TENURE

We have been informed the property is held Freehold.

PRICE

Offers in the region of £145,000

EPC

TBC

VAT

All prices are quoted exclusive of VAT. Our client reserves the right to charge VAT on all payments.

Legal Costs

Each party to pay their own legal costs on this transaction.

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TENANT & TENANT INFORMATION

- The property is occupied by Silmix Limited
- Established since 1999 with a net worth of £160,336 as at 4/23
- Rent - £12,000pax
- Lease - 25/04/24 to 24/04/29
- Tenant Break Clause – 25/04/27
- FRI subject to schedule of condition

FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole letting agents Hunt & Thorne Chartered Surveyors.

JASON THORNE

jason@huntandthorne.com
07387 188482

MATTHEW SIMS

matthew@huntandthorne.com
07825 372503

July 2024



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