

UNIT 6, EVANS BUSINESS PARK, BUILTH WELLS LD2 3ST



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INDUSTRIAL / WAREHOUSE unit with roadside frontage **TO LET / MAY SELL**

Total gross internal area - approximately 1,393 sq m (15,000 sq ft)

Formerly used as trade counter - potential for a range of commercial uses (subject to planning)

stuarthogg
property consultants
www.stuarthogg.com
029 2125 0050

LOCATION

Evans Business Park is located directly off the A470(T) to the north of Builth Wells town centre and adjacent to the Royal Welsh Showground, close to the junction with the A483.

The property is prominently located and nearby occupiers include Smithfield Tractors, Builth Wells Garages, Jewson Builders Merchants, Greggs, Burger King, Asda convenience store and petrol filling station, Toyota car dealership and Londis petrol filling station.

Builth Wells town centre is less than half a mile to the south and Llandrindod Wells is about 7 miles to the north.

DESCRIPTION

The Property comprises a semi-detached, industrial / warehouse building of masonry construction around a steel frame with steel truss roof and is arranged in three bays with a ground floor kitchen / staff accommodation to the side and male & female WCs. There is an open yard and parking to the front.

The bays have minimum internal eaves height of approximately 3.8m with a metal roller shutter door access to the front and also personnel access doors.

The production area is well-lit by overhead fluorescent lights and also translucent roof panels.

The building was most recently used for trade counter purposes.

SERVICES

Three phase mains electricity, water and drainage are connected.

FLOOR AREAS

The total gross internal floor area is approximately **1,393 sq m (15,000 sq ft)**.

See indicative floor layout plan.

BUSINESS RATES

The property has a Rateable Value of £14,500 and is described as "Warehouse and Premises". Interested parties should confirm rates payable with the local billing authority.

PLANNING

The property has been used for trade counter and warehouse use as well as being previously connected with the adjacent car showroom use.

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

TERMS

Available by way of new lease on terms to be agreed. Rental £60,000 per annum, exclusive.

Consideration would be given to sale - further details on application.

VAT will be applicable.

EPC

EPC Rating "C" - full certificate and recommendations can be provided on request.

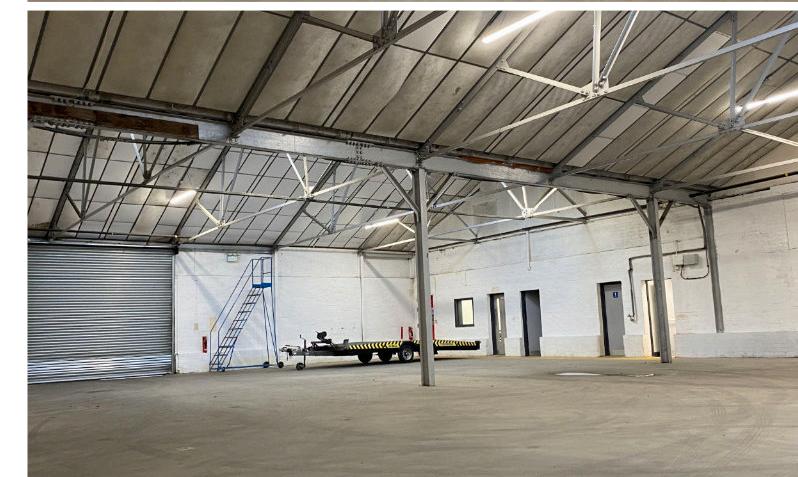
LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

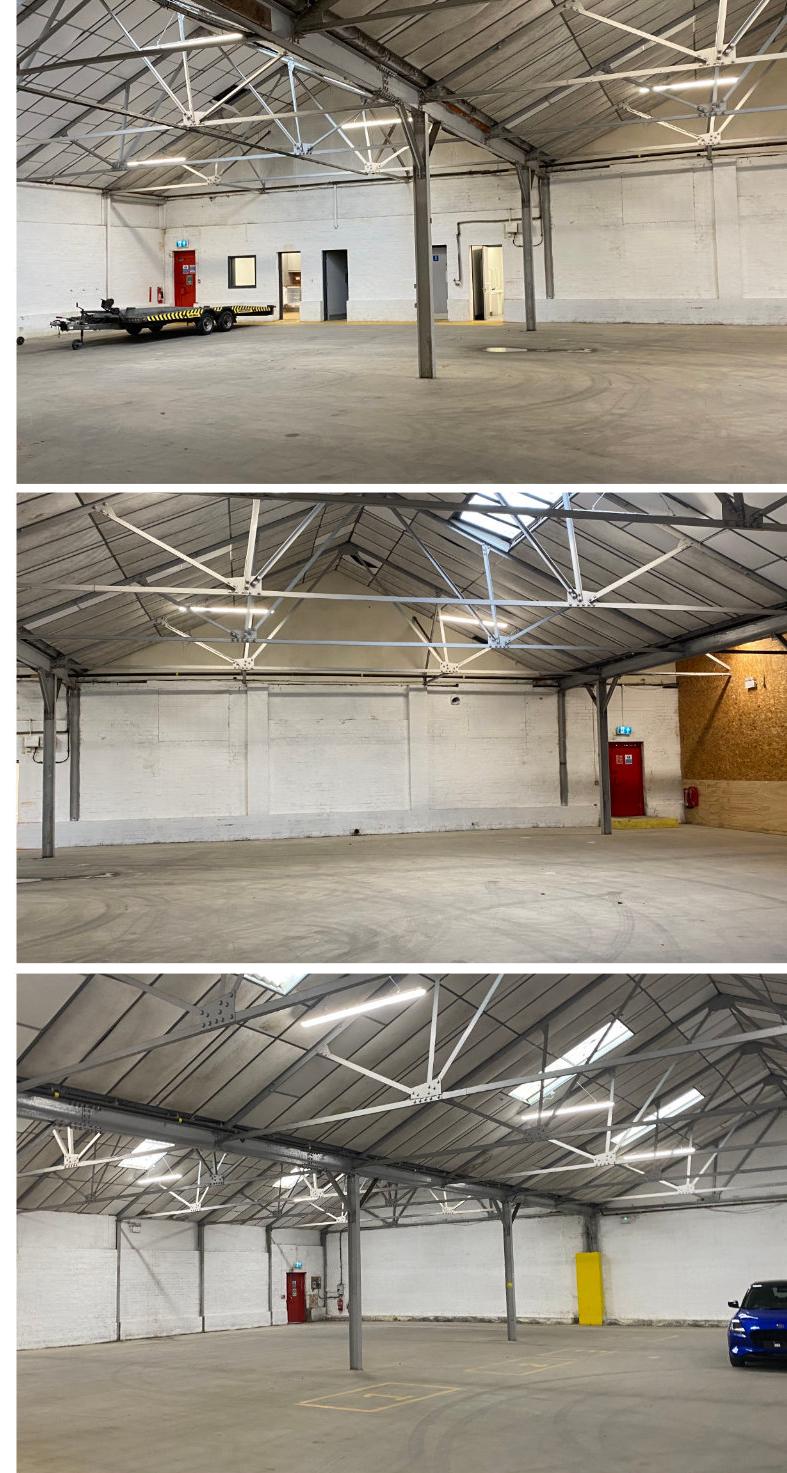
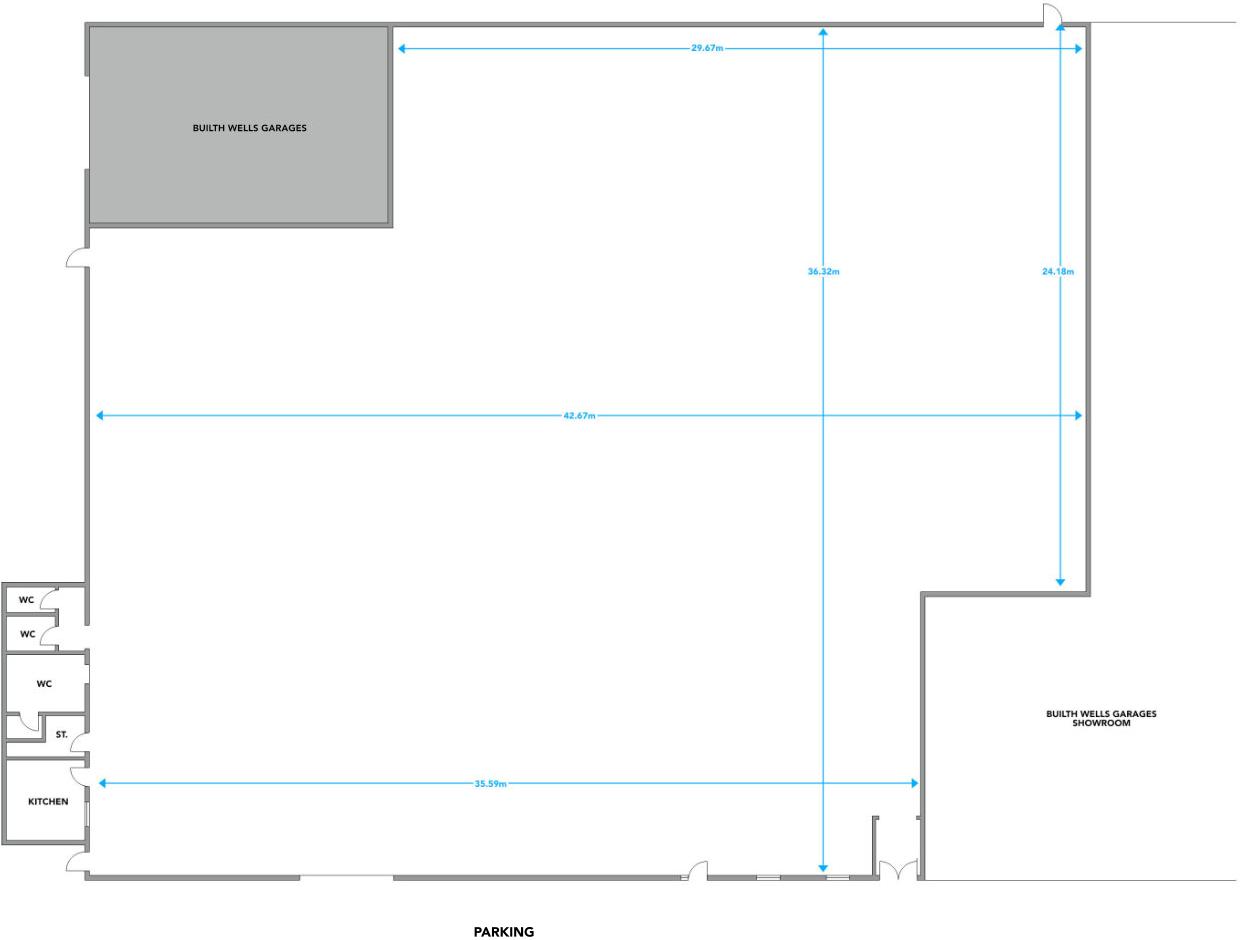
For further information or to arrange a viewing please contact sole agents:

Stuart Hogg - Stuart Hogg Property Consultants
M. 07723 923770
T. 029 2125 0050 / 01874 622697
E. sh@stuarthogg.com



FLOOR LAYOUT PLAN

PARKING





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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