

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
 Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**



Glaneinon Yard, Glanduar, Llanybydder, Carmarthenshire, SA40 9RA

Asking Price £450,000

A Modern self contained commercial building providing some 7875 sq feet of storage accommodation set in a large plot of approx 0.5 of an acre with an option of further buildings and land up to 6 acres.

An Ideal base for a regional business, this well located property is tucked away yet on the edge of the town of Llanybydder, strategically located in West Wales for access to Carmarthen and the South, the mid Wales region at Llandovery, Llandeilo Brecon and Builth Wells and also Aberystwyth and North Wales beyond.

Description



A purpose built commercial unit having been used as warehousing, storage and as a haulage yard historically. The main building is offered with the front yard area and provides a great opportunity to acquire a large building suitable for a variety of purposes, currently having an operating licence for Heavy Goods Vehicles. It is our understanding the site has planning consent for uses in the B1 business, B2 light industrial & B8 storage and distribution use class categories.

Main Building

105 x 75 (32.00m x 22.86m)



A large single span portal frame building being approx 20' to eaves to allow for larger equipment, Access is via a large front sliding door leading to a well finished concreted floor and with shuttered walls.

Mezzanine

15 x 75 (4.57m x 22.86m)

There is a single bay of mezzanine storage allowing for a further 1125 sq feet of storage accommodation.

Yard Area



There is a concrete apron to the main building with front yard area being offered initially with the building in all approx 0.5 of an acre.

There is flood lighting to the yard area.

Optional Building



There is the option of buying an adjoining building currently used as a workshop with concrete apron

Optional Yard



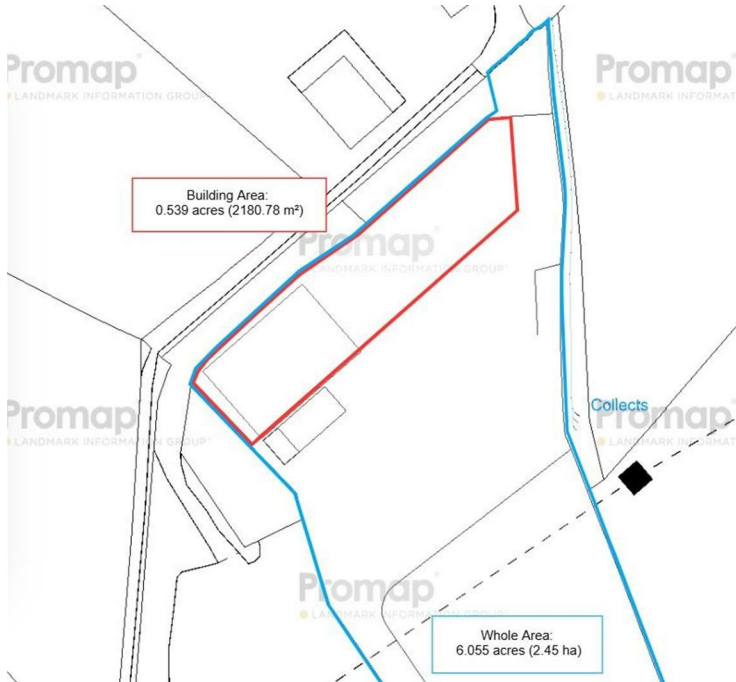
approx 3 acres of which is hard based yard area we are informed by the vendors as being a Brownfield site and capable of development with a further 3 acres of land

Optional Land



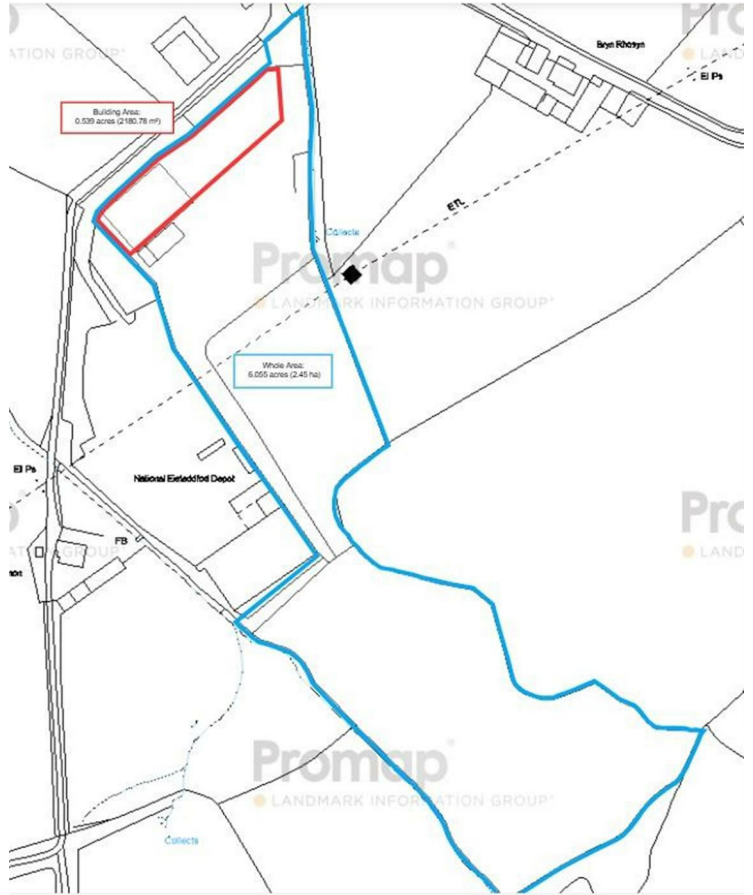
There is the option of purchasing up to 6 acres of land with the property,

Services



We are informed the unit is connected to Mains Electricity (single phase) and mains water, Private drainage to septic tank.

Directions

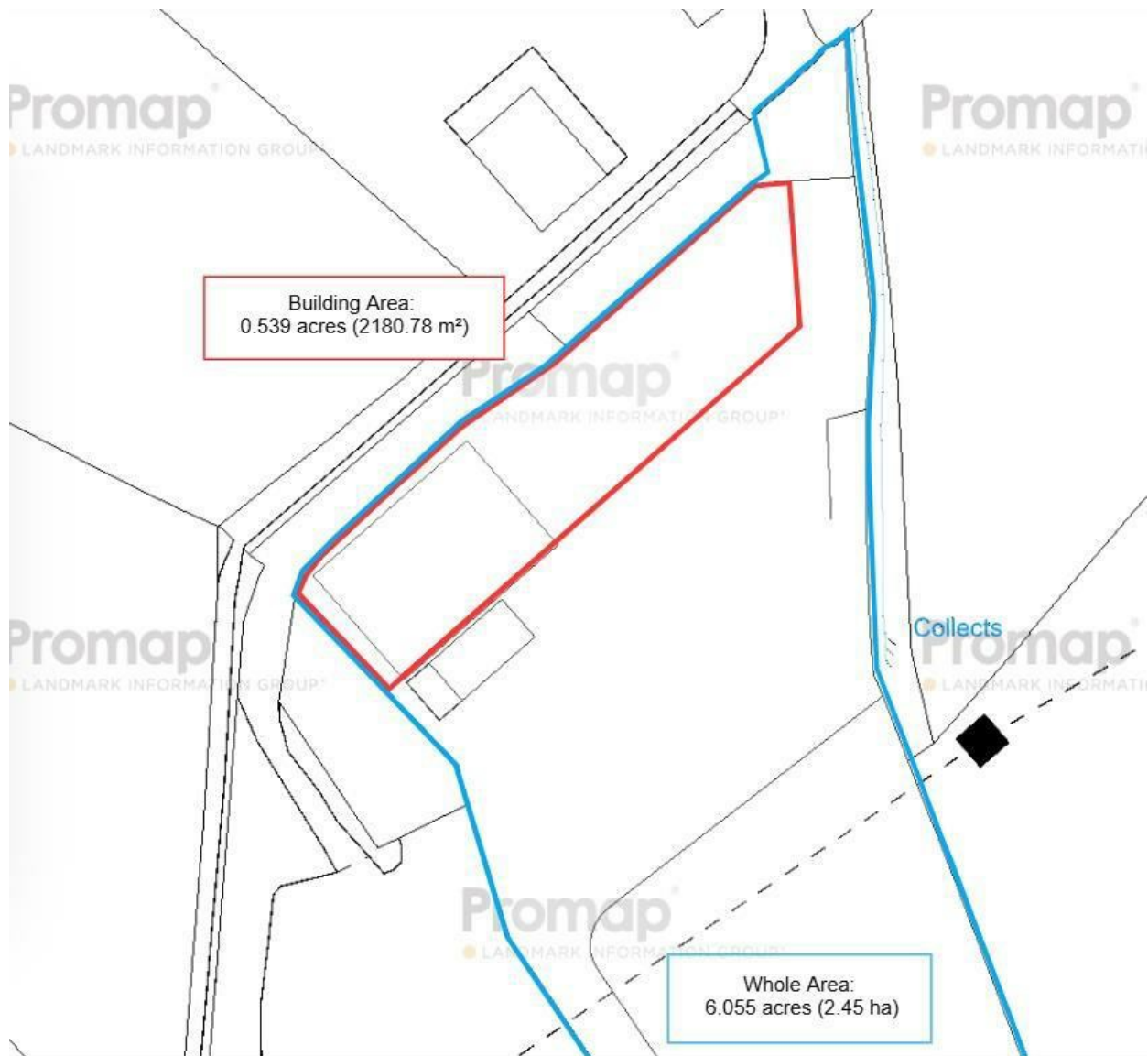


From Llanybydder, take the B4337 to wards Rhydcymerau turn right by the former High mead dairy, passing the houses on the right hand side on the next bend take the right hand turning and continue straight on through the double gates into Glanceinon Yard

What 3 words: detail.think.bypasses

Business Rates

The current rateable value of the property is £16,750 per annum for the premises being assessed as a warehouse and premises.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R. Evans M.R.I.C.S.,