

UNIT 19 STURMI WAY

VILLAGE FARM INDUSTRIAL ESTATE | PYLE | CF33 6RP

**HUNT &
THORNE**
CHARTERED SURVEYORS



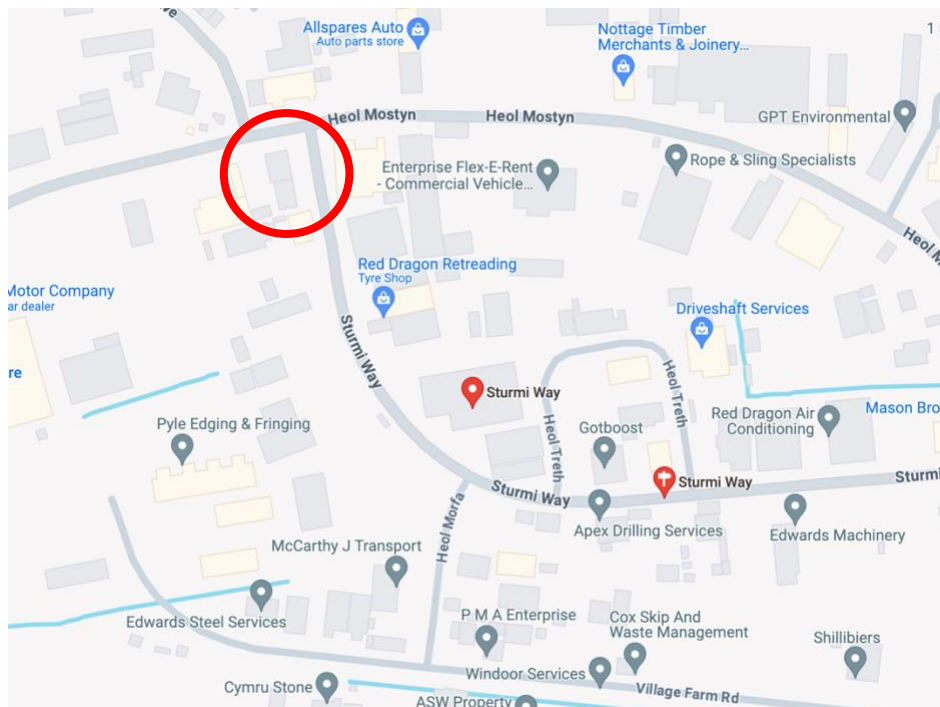
OFFICES/SHOWROOM | FOR SALE

£295,000

- UPON THE INSTRUCTIONS OF MARC NARDINI AND HARRY DUNGER AS FCR OF UNIT 19 STURMI WAY.
- 335.47 SQ M (3,611 SQ FT)
- SET OVER TWO BUILDINGS WITH LARGE REAR CAR PARK
- CLOSE TO J37 OF THE M4
- OFFER IN THE REGION OF £295,000

LOCATION

The properties are located on the corner of Sturmi Way and Heol Mostyn, within the popular Village Farm Industrial Estate, Nr Pyle. The estate lies just over one mile from J37 of the M4 motorway, with Cardiff being located 25 miles to the east and Swansea 15 miles to the west.



DESCRIPTION

The accommodation is housed in two buildings, which are linked via a walkway. The modern building comprises of a single storey former kitchen showroom property. The part two storey and single storey main building is slightly more dated but have been refurbished.

To the rear of the two buildings comprises of a car parking area, as shown on the attached title plan.

ACCOMMODATION

Single Storey Building:	151.98 SQ M	1,636 SQ FT
Two Storey GF:	121.79 SQ M	1,311 SQ FT
Two Storey FF:	61.70 SQ M	664 SQ FT
Total:	335.47 SQ M	3,611 SQ FT

RATEABLE VALUE

No current assessment on the property. A new assessment will be required.

UBR for Wales is 0.535p in the £.

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

Hunt & Thorne Limited - Company Registration No 13141652. Suite 3, First Floor Copper Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9FG

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 that the property is currently held Long Leasehold for a term of 99 years from 1st January 1975. We have been informed that the current ground rent is £3,900 pax.

Negotiations are on going with the Freehold owner to agree a new 125 year ground lease.

ASKING PRICE

Offer in the region of £295,000

EPC

To be provided

VAT

The purchase price quoted is 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.

FURTHER INFORMATION

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

JASON THORNE

jason@huntandthorne.com

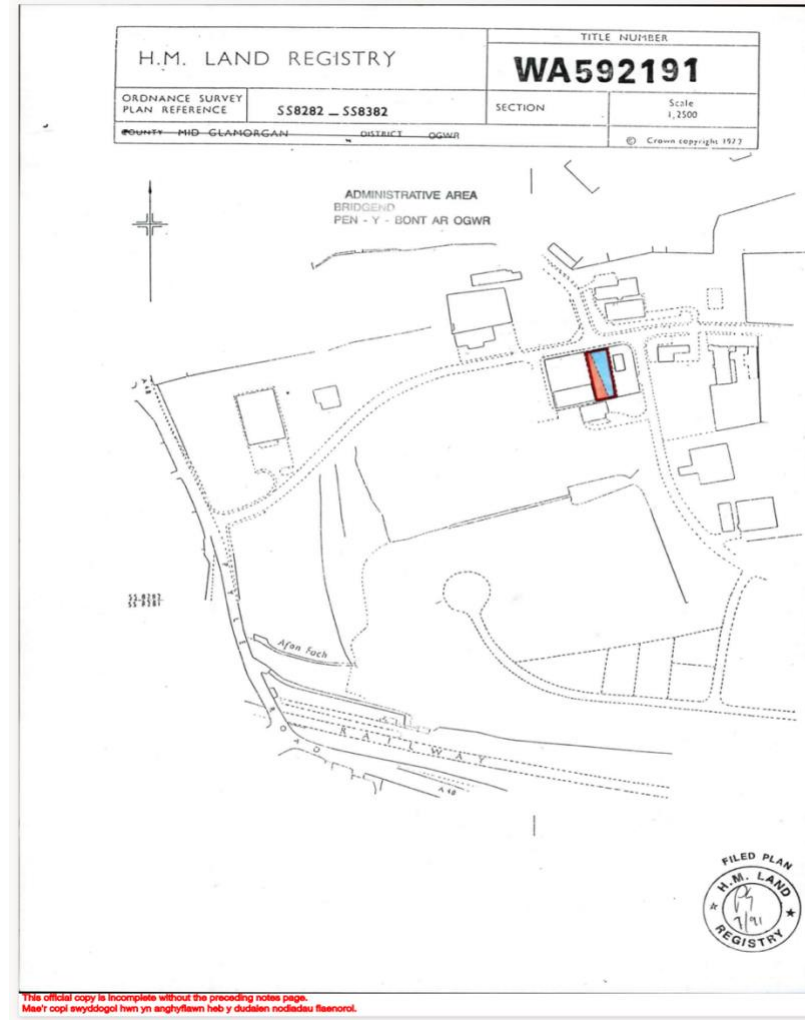
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December 2023



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