

FOR SALE

INDUSTRIAL UNITS

AND LAND



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PEMBROKESHIRE

 Midland Garages, West Street, Fishguard SA65 9AL

Price £285,000



Property Type

LIGHT INDUSTRIAL



Size

3,914 FT²



Tenure

FREEHOLD



Borough

PEMBROKESHIRE



Planning Granted

NO



Existing Use

CLASS B&E

Tenanted



YES

Local Train Stations



Fishguard Ferry (0.95 miles)
Fishguard & Goodwick (0.97 miles)
Fishguard Harbour (1.22 miles)

Local Amenities



Supermarket (0.1 miles)
Town Center (0.1 miles)
Fishguard Ferry (2 miles)

VAT Applicable



NO

Rateable Value

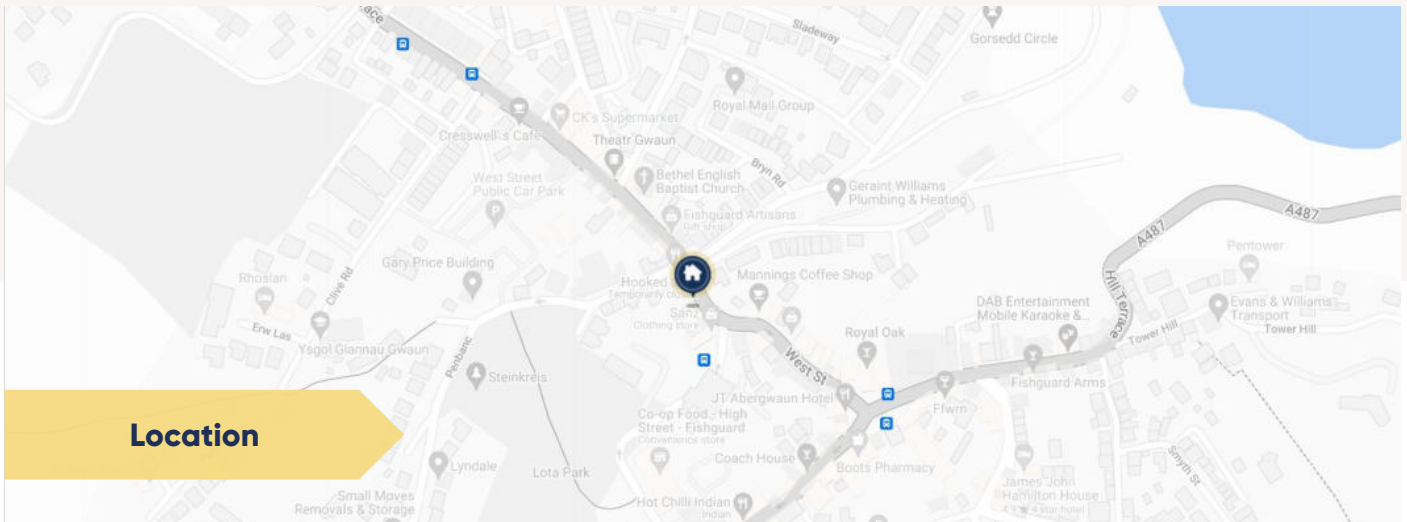


£9,264

EPC



NO



Location



Additional Information

Seven industrial units on circa 0.35 acres of land with potential to increase value through management and/or further development.

Currently units are let to small businesses below market rent. Current tenancies are on licence only with 30 day notice period. Current income is £10,500 per annum but research suggests market income could be £21,000-£23,000.

Further development and/redevelopment is an option due to the size and configuration of the total plot.

Each unit is circa 15 ft2 x 40ft2 and are in one strip positioned to the side of a 0.14 hectare plot with access directly from the main road going through the town centre of Fishguard.

Fishguard itself is an historic town in West Wales with direct train links to Cardiff and London via the main GWR line. The town also benefits from being the site of one of the main ferry terminals serving the republic of Ireland, as well as being within the popular tourist area of Pembrokeshire.

ACCOMMODATION SCHEDULE

UNIT	SIZE (SQM)	SIZE (SQFT)
1	55.6	599
2	55.6	599
3	55.6	599
4	55.6	599
5	55.6	599
6	55.6	599
7	55.6	599
TOTAL	389.2	4,193

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Commercial Property, Expertly Done



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