

FOR SALE.

**Knight
Frank**



Car Sales Showroom / Warehouse unit.

11,113 sq ft (1,034.28 sq m).

Specialist Cars, Enterprise House, Aberdare, CF44 0AE.

Location.

The property is situated on Canal Road (A4059) in Aberdare, approximately 2 miles southeast of Aberdare town centre.

Aberdare is approximately 8 miles west of Merthyr Tydfil and 25 miles northwest of Cardiff.

The A4059 connects to the A470 dual carriageway and J32 of the M4, approximately 15 miles to the south. Nearby occupiers include Robert Price Builders' Merchants, Stagecoach, ATS Euromaster and Dragons Academy.

Description.

The property comprises a steel portal frame warehouse which has been extended to the front elevation to provide a ground floor car sales showroom with first floor office accommodation.

The property further benefits from a self-contained warehouse comprising office / ancillary accommodation, WC facilities, 5m minimum eaves and a level access roller shutter door providing side loading.

Externally, there is a car park providing 20 spaces.

Accommodation.

The property has a Gross Internal Area (GIA) of:

	Size (sq ft)	Size (sq m)
Car Showroom	1,484	137.86
First Floor Offices	6,622	615.19
Warehouse	3,027	281.23
Total	11,133	1,034.28

Services.

We understand that the property benefits from all main services.

Interested parties are advised to make their own enquiries.

Tenure.

Freehold with vacant possession. Title plan WA417099.

Quoting.

Offers in the region of £550,000.

EPC.

To be re-assessed.

Rateable Value.

To be re-assessed.

VAT.

VAT will be payable on the purchase price.

Use.

Suitable for a variety of uses subject to planning.

AML.

A successful bidder will be required to provide the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.

Contact.

For further information, or to arrange a viewing, please contact the sole agents.



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February 2024 - SUBJECT TO CONTRACT

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Particulars dated February 2024. Photographs dated February 2024.

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