



Lambert
Smith
Hampton

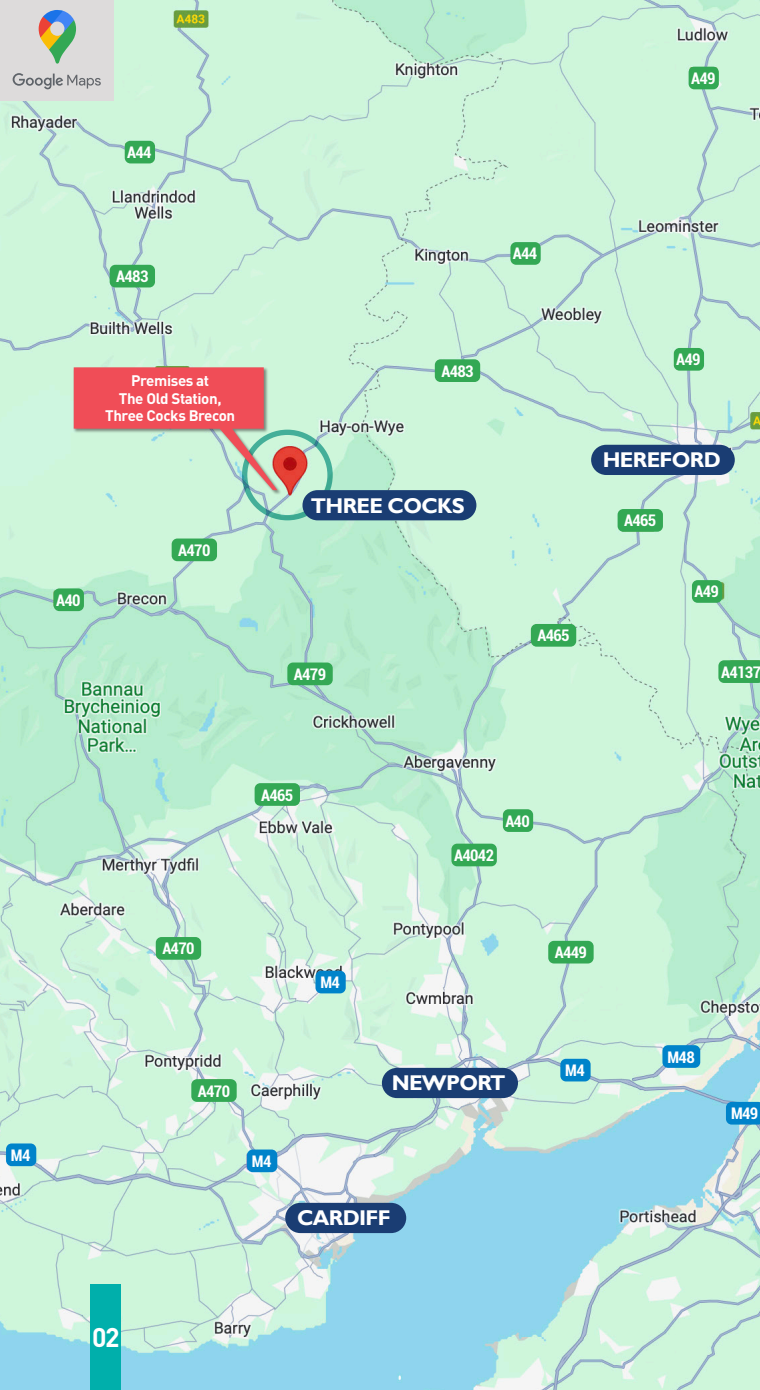
FOR SALE

Industrial Land/ Development Opportunity (STP)

OPPORTUNITY SUMMARY

- ✓ Quoting £250,000
- ✓ 1.61 acres (0.66 hectares)
- ✓ Freehold Site
- ✓ Development Opportunity (STP)

**Premises at
The Old Station
Three Cocks
Brecon**



Location & Situation

Three Cocks is a small agricultural based village which is situated towards the Southern part of Powys, and is located between the towns of Brecon and Hay-on-Wye.

The subject property is located on the Western side of the main road known as the A438, forming part of Three Cocks Industrial Estate. Some of the occupiers on the estate include Bowketts Farm Supplies, ATK Specialist Removals and Storage and Herdman Coaches. The site is situated in a predominantly rural area but note that there are also residential dwellings opposite the estate and within the immediate vicinity.

Description

The site is an irregular shape but has regular topography. Access on to the land is gained via a gate in the north east corner and comprises an area of approximately 1.61 acres (0.66 hectares) of hard standing land. The majority of the of the boundary appears to be fenced and we should note that there is a porta cabin on the site which comprises office accommodation with W.C facilities and a kitchenette.





Business Rates

As stated on the VOA website the Rateable Value for the subject premises is as follows:

Address	Description	Rateable Value
Yard at Three Cocks Industrial Estate, Three Cocks, Brecon, LD3 0SD	Land used for storage and premises	£7,000

The current UBR (Uniform Business Rate) rate in Wales for 23/24 is 53.5 pence.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information.

Legal Costs

Each party will be responsible for their own legal costs.

Tenure

We have been advised by the vendor's solicitor that the land is held on a **freehold title**.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

PROPOSAL

Quoting price of **£250,000**
[Two Hundred and Fifty Thousand Pounds].

Viewing and Further Information

Viewing strictly by prior appointment please contact:

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