

Commercial

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Llantwit Major
Police Station,
Wesley Street, Llantwit
Major, Vale of Glamorgan,
CF61 1RA
hrt.uk.com



Llantwit Major Police Station, Wesley Street

Offers in Excess of **£375,000**



Location

For Sat Nav users: Postcode CF61 1RA

The property is prominently located on Wesley Street, in the old part of Llantwit Major town centre.

Llantwit Major is a small town, located on the Heritage Coast, approximately 5 miles south of Cowbridge. The town centre benefits from a good variety of retailers.

Llantwit Major railway station provides a regular train service to Bridgend, Cardiff, and the regional rail network. The area also benefits from frequent bus services. Cardiff Airport is approximately 9 miles to the east of Llantwit Major. The area is approximately 5 miles from the A48, which provides access to the M4 Motorway.

Description

Llantwit Major Police Station, built in c. 1928, comprises a large detached, bay fronted, three storey property.

The property is in need of complete refurbishment and offers excellent scope for redevelopment for a variety of uses, subject to planning permission.

The property occupies a site extending to approximately 0.162 acres (0.065 hectares).

Accommodation

Llantwit Major Police Station

| | sq.m | sq.ft |
|------------------|---------------|--------------|
| Ground Floor | 107.66 | 1,159 |
| First Floor | 61.69 | 664 |
| Second Floor | 61.40 | 661 |
| Total NIA | 230.75 | 2,484 |

Please note all measurements are approximate and have been undertaken on a Net Internal Area (NIA) basis.

Price

Offers in Excess of £375,000.

Tenure/Terms

Freehold with Vacant Possession.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Rateable Value/Council Tax

Interested parties are advised to make their own enquiries with the Vale of Glamorgan Council in order to verify.

2021/2022 Rateable Value is £14,500 per annum.

The business multiplier for Wales 2021/2022 is 0.535p in the pound.

EPC

EPC Rating - TBC.

The Energy Performance Certificate is available on request.

Viewing Arrangements

Strictly by appointment only through the sole selling agents.

Contact: James Mordecai

Tel: 02922 671555

Email: jamesmordecai@hrt.uk.com

Contact: Matthew Wright

Tel: 02922 671555

Email: matthewwright@hrt.uk.com

Viewing strictly by appointment through Herbert R Thomas

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.