



Land and Buildings (Formerly Fishguard Fruit), Wern Road, Goodwick, Pembrokeshire, SA64 0AA

Price Guide £445,000

A valuable Commercial Site which extends to 1.15 Acres or thereabouts with a frontage of 210 feet onto Wern Road and an average depth of approximately 250 feet. Situated within the site is a large Commercial Building which has an approximate overall measurement of 108' x 43' and is currently occupied by Redbridge Holdings PLC (Total Produce). The Property is being offered 'For Sale' on the Open Market subject to the Occupation Rights of Redbridge Holdings PLC (Total Produce) at a yearly rent of £25,000 Per Annum, which has just been reviewed, whereas the remainder of the site is with Vacant Possession.

Commercial/Investment Properties of this nature are few and far between and the opportunity to purchase should not be missed. Early inspection strongly advised.

Situation

Goodwick is a popular Town which stands on the North Pembrokeshire Coastline some 15 miles or so north of the County and Market Town of Haverfordwest.

Goodwick has the benefit of several Shops, a General Store/Post Office, Primary School, Chapels, Public Houses, Restaurants, Hotels, Fish & Chip Shop Take-Away/Cafe, a Petrol Filling Station/Store and a Supermarket. There are Churches at Fishguard, Manorowen and Llanwnda which are all within a mile or so.

The Pembrokeshire Coastline at The Parrog is within 250 yards or so of the Property and also close by are the other well known sandy beaches and coves at Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin, Porthgain, Pwllgwaelod, Cwm-yr-Eglwys, Aberfforest, Aberhigian and Newport Sands.

The Market Town of Fishguard is within a mile or so and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Takeaways, a Post Office, Library, Repair Garages, a Petrol Filling Station, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

The County and Market Town of Haverfordwest is within easy car driving distance and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels Banks, Building Societies, a Post Office, Library, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Leisure Centre, Supermarkets, Petrol Filling Stations, Repair Garages, a Further Education College, The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 from Fishguard to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Wern Road is predominantly a Commercial area and is the Main A487 Road which links Fishguard with St Davids.

Fishguard Harbour is within a half a mile or so of the Property which provides a Ferry Terminal for Southern Ireland. There is also a Railway Station.

The Property is situated within 400 yards or so of the centre of Goodwick and the shops at Main Street.

Description

The Premises concerned has a frontage of 210 feet onto Wern Road and an average depth of approximately 250

feet. In all the property stands in approximately 1.15 Acres or thereabouts.

The Commercial Buildings are currently occupied by Redbridge Holdings PLC (Total Produce) which comprises a Detached Steel Portal Frame Building with concrete block walls with rendered and whitened roughcast front elevation under a corrugated cement fibre roof. The building has an overall measurement of 108' x 43' approx.

The internal accommodation is as follows:-

Main Warehouse

64'0" x 40'6" approx (19.51m x 12.34m approx)
With a 15' galvanised roller door.

Inner Warehouse

40'0" x 40'6" (12.19m x 12.34m)
With pedestrian doors to Office 3 and Canteen.

Office 1

13'6" x 11'6" approx (4.11m x 3.51m approx)
With door to:-

Inner Hall

With doors to Office 2 and a:-

Separate WC

Office 2

20'6" x 10'6" approx (6.25m x 3.20m approx)
Of cavity concrete block construction with rendered and whitened roughcast elevations under a lean to box profile roof.

Adjoining the Main Warehouse is a:-

Cold Room

45'0" x 20'0" approx (13.72m x 6.10m approx)
Which is a steel portal frame building with concrete block walls and clad externally with box profile sheets under a box profile roof. The Cold Room is fully insulated internally.

Doorways from the Inner Warehouse give access to:-

Canteen

20'0" x 16'10" approx (6.10m x 5.13m approx)
and an:-

Office 3

20'0" x 13'0" approx (6.10m x 3.96m approx)
A staircase gives access to a:-

First Floor Office/Store Room

20'0" x 16'10" approx (6.10m x 5.13m approx)

The Property in all stands in 1.15 Acres or thereabouts which includes a Tarmacadamed and Concreted Yard which is in the main covered with chippings and allowing for ample Vehicle Parking and Storage Space. There is an 8' high galvanised and painted fence fronting onto Wern Road with a 23'6" Double Gated Entrance and 8'6" high

steel posts and wire fence on the other 2 boundaries which are indicated with the letters 'A', 'B' and 'C' on the Plan i.e the south western and south eastern boundaries.

The approximate boundaries of the entire Property are edged in red on the attached Plan to the Scale of 1/2500.

The Warehouse Building and Land (Parking Area) to the left (north east) of the entrance gate is currently occupied by Redbridge Holdings PLC (Total Produce) which was originally granted to them on a Lease for 3 Years up to the 28th February 2001, which has been held over ever since at a rent of £15,000 (Fifteen Thousand Pounds) Per Annum, which has recently been reviewed to a new rent of £25,000 (Twenty Five Thousand Pounds) per Annum.

Services

Mains Water (metered supply) and Electricity are connected. Cesspit Drainage. Telephone, subject to British Telecom Regulations. Broadband Connection.

Tenure

We are informed that the entire Property is of Freehold Tenure, but is subject to the Holdover Lease/Occupation Rights of the Warehouse Building and part of the Yard in favour Redbridge Holdings PLC (Total Produce). The remainder of the premises to include the Storage/Transport Yard is with entire Vacant Possession.

Outgoings

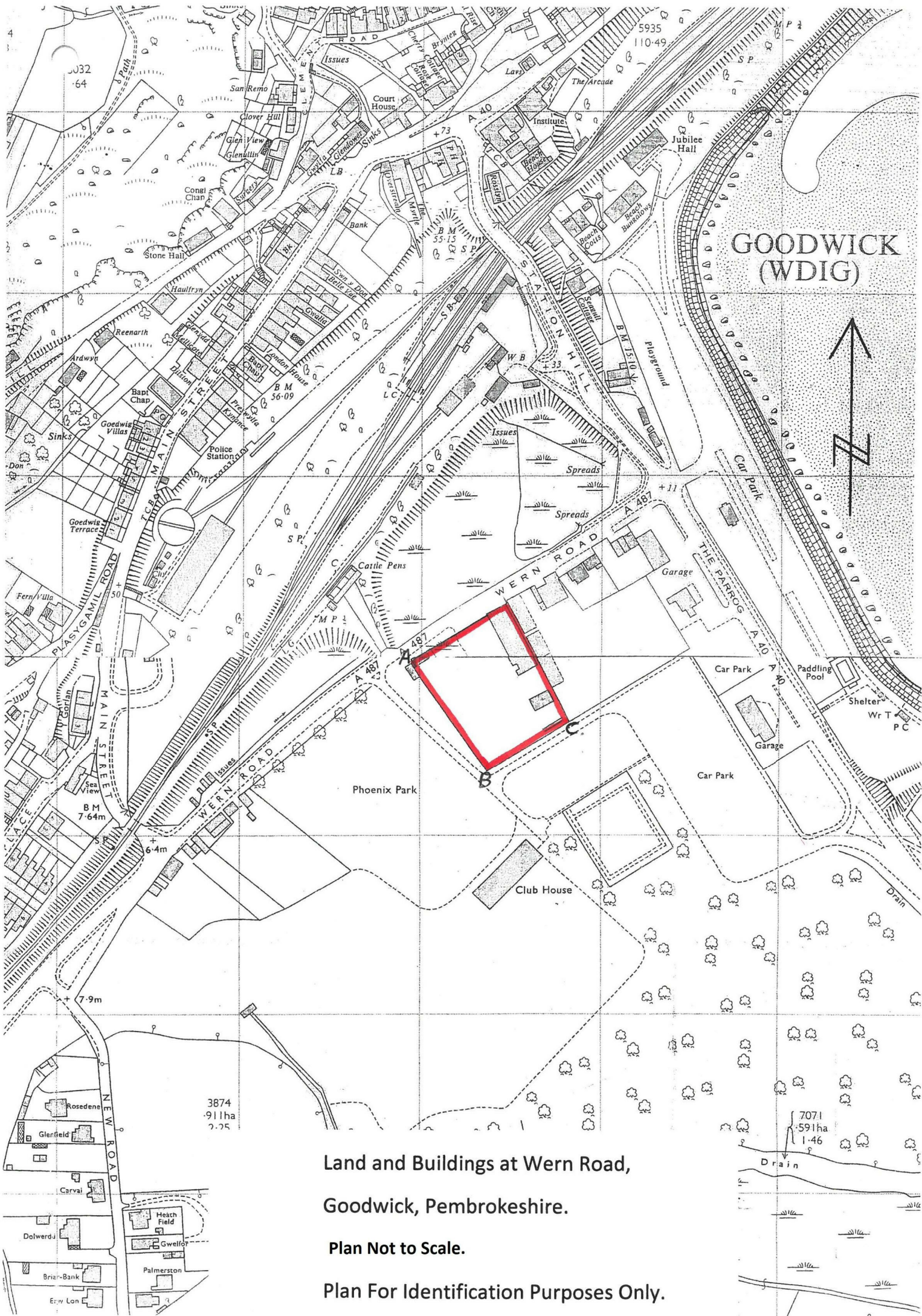
Rateable Value £14,500

Rates Payable

£5,617.50 for the Year 2022-2023

Remarks

The Land and Buildings at Wern Road, Goodwick give a prospective purchaser/investor an opportunity to acquire a substantial Commercial Building 108' x 43' (currently occupied by Total Produce on a Holdover Lease) together with a large Storage/Transport Yard with entire Vacant Possession. Commercial Properties of this nature with excellent potential are few and far between and the opportunity to purchase should not be missed. In all the entire site extends to 1.15 Acres or thereabouts and has a frontage of 210' onto Wern Road and an average depth of approximately 250'. The site fronts onto Wern Road (the Main A487 St David's Road) and is situated within half a mile or so of Fishguard Harbour and the Ferry Terminal. In order to appreciate the qualities of the Property and indeed its location and its potential, inspection is essential and strongly advised.

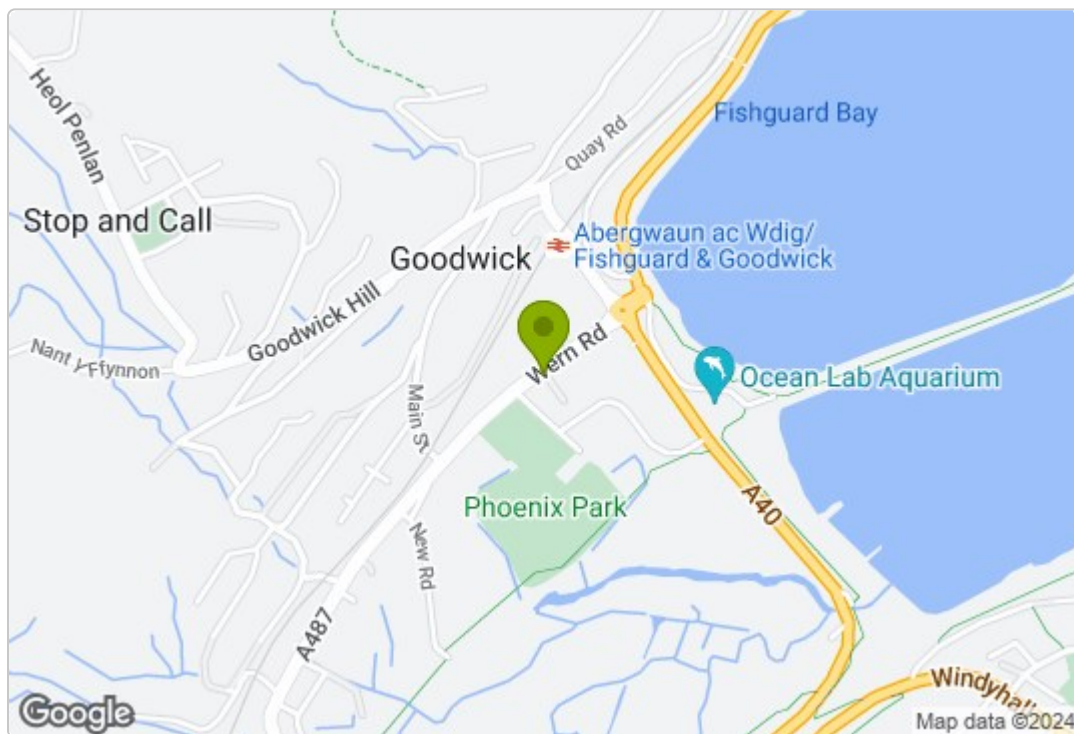


Land and Buildings at Wern Road,
Goodwick, Pembrokeshire.


Plan Not to Scale.

Plan For Identification Purposes Only.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.