



## Land and Buildings (Formerly Fishguard Fruit), Wern Road, Wern Road – SA64 0AA

£445,000 Freehold

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. 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. 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.

What3Words - ///outs.smile.printer

## **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**

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

### **Inner Warehouse**

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

### **Office 1**

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

### **Inner Hall**

With doors to Office 2 and a:-

### **Separate WC**

### **Office 2**

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

### **Cold Room**

Dimensions: 13.72m x 6.10m approx (45'0" x 20'0" 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.

### **Canteen**

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

### **Office 3**

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

### **First Floor Office/Store Room**

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

### **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

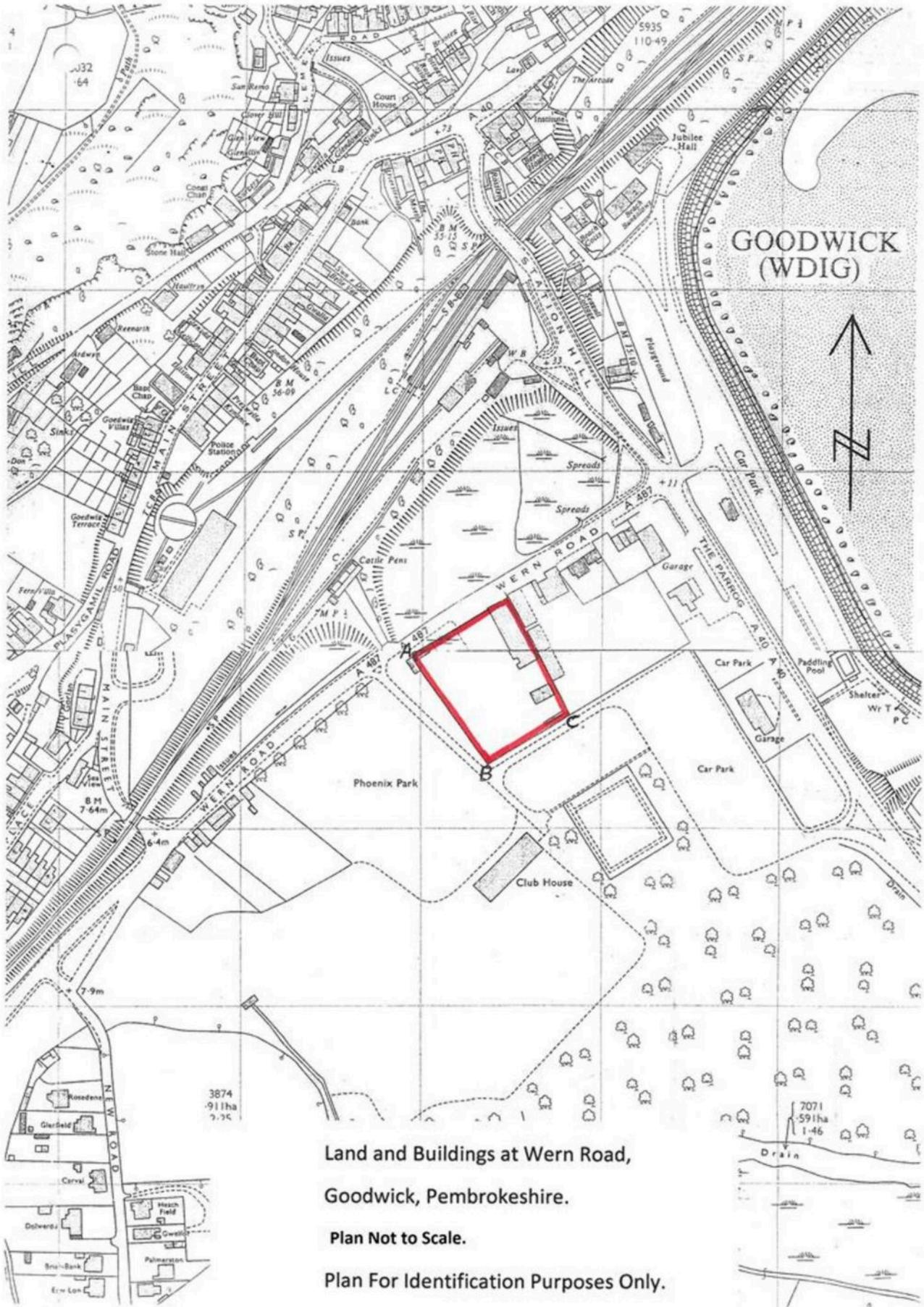
### **Rates Payable**

£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.





**j j morris**

**Fishguard Office:**

21 West Street, Fishguard, Pembrokeshire, SA65 9AL

T: 01348 873836

E: fishguard@jjmorris.com