

142 Main Street • Pembroke
Pembrokeshire • SA71 4HN
Tel: (01646) 621500 • Fax: (01646) 687045
Email: owenowen@globalnet.co.uk

OWEN & OWEN

CHARTERED SURVEYORS

FOR SALE

WAREHOUSE/STORAGE PREMISES

LLANGLYDWEN



On the instructions of CCF Limited we are instructed to offer for sale their site at Llanglydwen which is now surplus to requirements.

This is an excellent opportunity to acquire a detached warehouse/industrial unit of approximately 342 sq.m. (3675 sq.ft.) together with extensive yard area laid with concrete and a further area of land currently used for grazing but suitable for further expansion.

NOTE: The agents, for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties; statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as statements of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor.

LOCATION The property is located in the village of Llanglydwen situated approximately 10 miles north of Clynderwen approximately 6 miles south of Crymch.

DESCRIPTION The property is of concrete blockwork which has been rendered with profile sheeting to the sides of the property under a pitched roof with translucent roof lights.

Double full height sliding doors give access to the warehouse and internally there is an office together with WC facilities.

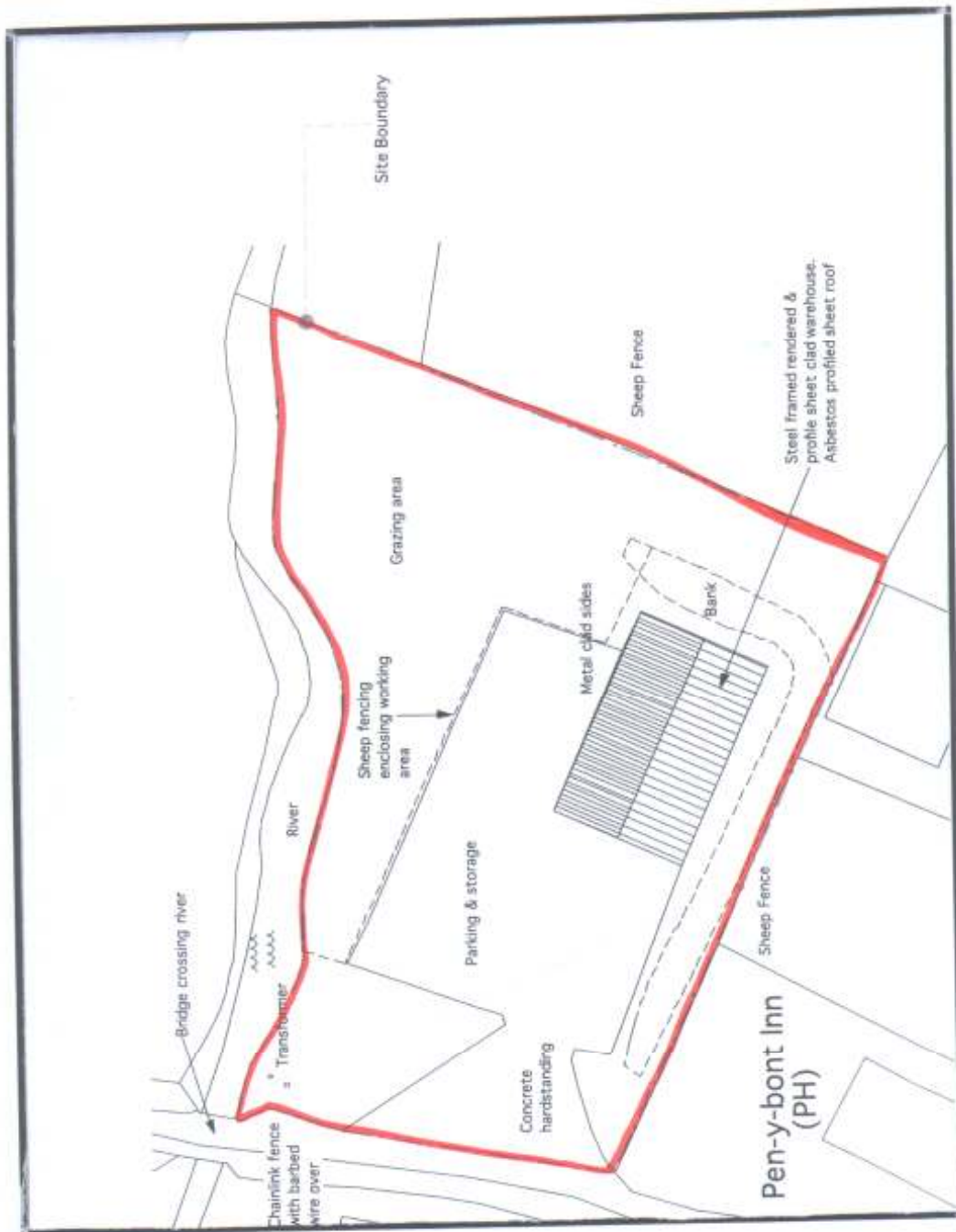
ACCOMMODATION Gross internal area 342 sq. m. (3675 sq. ft.).

OUTSIDE The substantial yard area is a mixture of concrete/hardcore and also a substantial area which would be suitable for expansion. The property has the benefit of secure perimeter fencing (see attached plan).

PRICE Offers invited in the region of £245,000 Subject to Contract for the Freehold interest.

VIEWING Strictly by appointment with the sole agent

Messrs. Owen and Owen
142 Main Street
Pembroke
Pembrokeshire
SA71 4HN
Telephone: 01646 621500
Fax: 01646 687045
email: owenowen@globalnet.co.uk
www.owenandowen.co.uk



OWEN & OWEN
 CHARTERED SURVEYORS
 140 Main Street, Pembroke, Pembrokeshire
 SA71 4HN
 Telephone: (01646) 621500 Fax: (01646) 687045

FOR IDENTIFICATION PURPOSES ONLY

Based upon the Ordnance Survey Map with the sanction
 of the controller of H.M. Stationery Office
 Licence No. ES 22056E