Yard

TO LET

Old Station Yard, Heol Y Doll, Machynlleth, SY20 8BL

To Let - Secure yard space with detached greenhouse

Summary

Tenure	To Let
Available Size	1,181 sq ft / 109.72 sq m
Rent	£10,000 per annum
Rates Payable	£1,235.40 per annum Eligible business premises may receive relief
Rateable Value	£2,175
EPC Rating	Upon enquiry

Key Points

- Prominently located onto the A487 Trunk Road and benefiting from good connectivity
- Total Gross Internal Floor Area 1,181 ft sq (109.7 m sq)
- Total Site Area 0.67 acres
- Suitable for a variety of commercial uses

DESCRIPTION

The property comprises of a commercial detached greenhouse and an external yard area. The property is located just off the A487 Trunk Road and in close proximity to the railway station.

The greenhouse as a whole provides a Total Gross Internal Floor Area of approximately 1,181 ft sq (109.7 m sq).

Externally the property provides an external yard area with ample dedicated parking space along the frontage of the property with a variety of surfaces being in part hardcore and part tarmacadam.

The demise was previously used as a garden centre/nursery for a number of years.

The full potential of the property can only be appreciated by undertaking an inspection of the property.

LOCATION

The property is located on the northern edge of the town of Machynlleth and located just off the A487 Trunk Road.

Machynlleth is located in a most sought after and well situated strategic town and tourist destination serving a large rural hinterland, with a wide range of amenities within central Wales and is close to the Eryri National Park (Snowdonia) and located on the A489, A487 and has good access to the A470 trunk roads. Lying to the gateway to the Dyfi Valley, some 8 miles from Aberdyfi and 12 miles from Tywyn.

The University town of Aberystwyth lies some 15 miles to the South.

ACCOMMODATION

The accommodation comprises the following areas:

Description	sq ft	sq m
Greenhouse	1,181	109.72
Total	**1,181**	**109.72**

PLANNING

Prospective parties should rely on their own enquiries. The property is understood to benefit from planning consent for commercial use for light industrial/storage/manufacture and retail use of the Town and Country Use Classes Order 1987.

The property would suit a variety of potential commercial uses.

SERVICES

(Not tested at the time of our inspection.)

We understand that mains water drainage and electricity are connected to the property.

LOCAL AUTHORITY

Powys County Council, Spa Road East, Llandrinod Wells, LD1 5LG

Viewing & Further Information

SIMON CULLUP-SMITH

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