

TO LET

INDUSTRIAL UNIT

Unit 4 Old Station Yard, Crymych, SA41 3RL



**Conveniently located in the town of Crymych,
Unit 4 comprises a good sized single storey
Industrial Unit extending to approximately
101 m2 (1095 ft2)**



Description

Unit 4 comprises a single storey block wall construction under pitched slate roof and glass skylights, with an up and over roller shutter door.

Internally the property comprises an open plan workshop area, partitioned office and disabled WC.

Location

Old Station Yard is conveniently located near the centre of Crymych. There is also ample parking in close proximity to the property.

Area

Gross Internal Area of Building : 101 sq m (1,095 sq ft)

Lease Term

The lease granted will be on a Full Repairing and Insuring basis, meaning that the tenant would be responsible for all repairs and maintenance of the building.

Lease length to be agreed.

Services

Mains water, electricity and sewerage are connected.

Rent

£4,500 pa (£375 pcm) exclusive of rates, plus VAT

Business Rates

Potentially eligible for small business rate relief, it is recommended that this is confirmed with the Councils revenues department. The rateable value as at 1st April 2017 is £3,350.

Interested parties should make their own enquiries regarding Business Rate liability.

Legal Costs

The new tenant will be required to make a contribution of £420 + vat towards the Council's legal costs.

Viewing

Strictly by prior appointment through Pembrokeshire County Council Property Department.

Strict covid-19 protocols will apply at all times during viewings.

Further Information

Property Helpdesk
, Property (01437) 764551
Propertyhelpdesk@pembrokeshire.gov.uk

Offers to purchase the building will not be considered at this time

These particulars have been prepared to provide a fair description of the property, but are set out for guidance only.

Their accuracy cannot be guaranteed and any potential tenant must make their own enquiries and or inspection of the property to satisfy themselves as to their correctness.

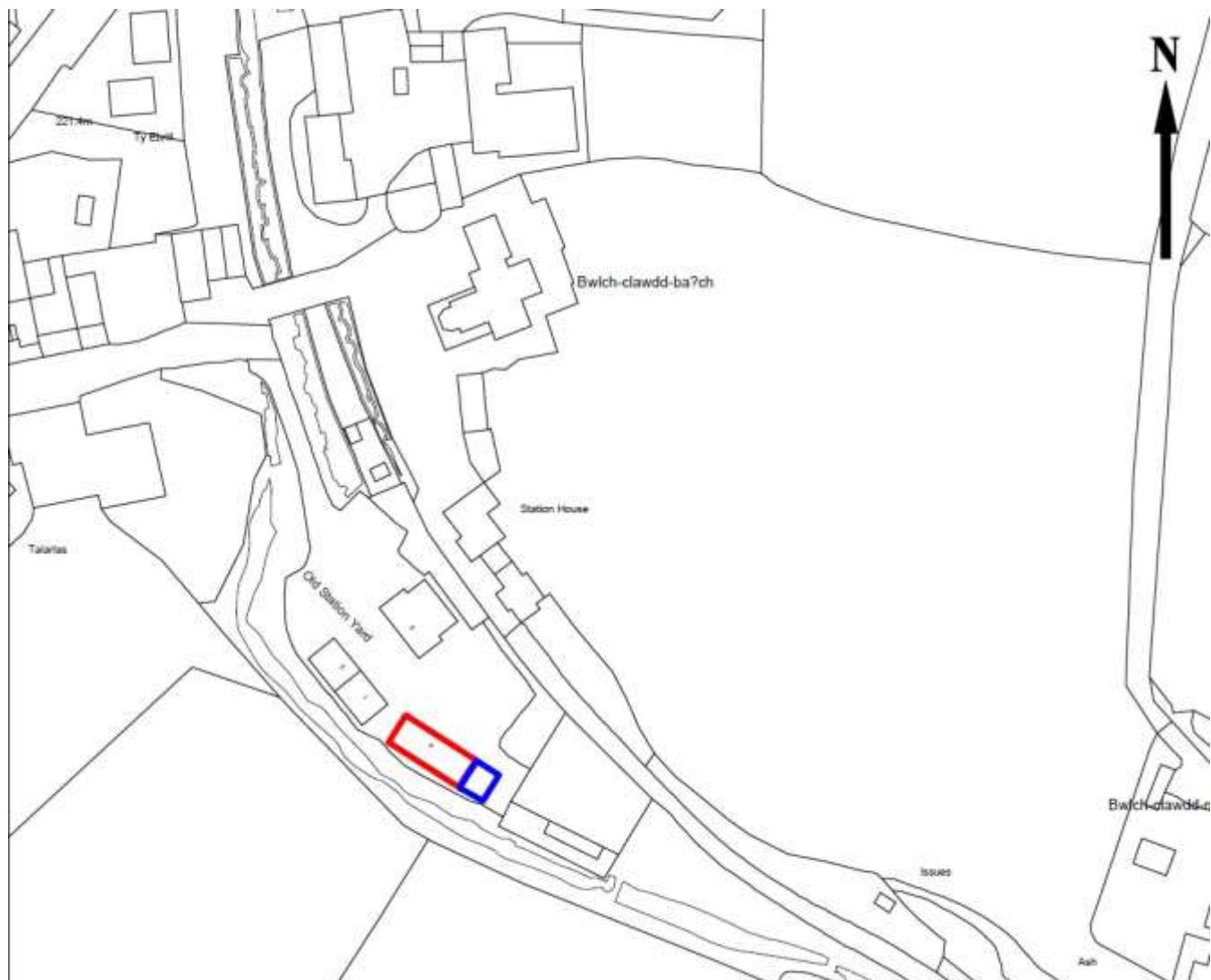
Pembrokeshire County Council is obliged to consider all offers received in respect of this property up until exchange of contracts.

The Council is not obliged to accept the highest or any other offer made for the property.

This item is also available in Welsh/ Mae'r eitem hon ar gael yn Gymraeg hefyd



LOCATION PLAN



Energy performance certificate (EPC)

Unit 4
Station Yard
Station Road
CRYMYCH
SA41 3RL

Energy rating

E

Valid until: **30 August 2031**

Certificate number: **1921-9800-9133-0999-2716**

Property type

B1 Offices and Workshop businesses

Total floor area

94 square metres

Rules on letting this property

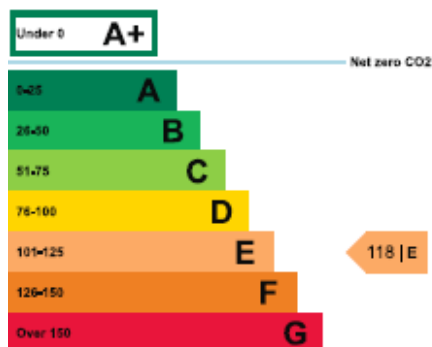
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

41 | B

If typical of the existing stock

136 | F