



**Willows Industrial Estate,
Merthyr Tydfil. CF48 1YF**

**FOR SALE
£650,000**



- **INVESTMENT OPPORTUNITY**
- **FREEHOLD STORAGE UNITS**
- **ATTRACTIVE YIELD**

COMMERCIAL SALE



Property Description

T Samuel Estate Agents Commercial Department are pleased to market this investment opportunity at The Willows Industrial Estate, Merthyr Tydfil.

Self-contained, detached modern facility.

The freehold comprises a purpose-built facility of 12 storage units of varying sizes. All of which are self contained to include independent main water meter, mains smart electricity meter and foul drainage all set up.

All units are currently occupied. Giving a very attractive annual yield of approximately 9.76% (excluding running costs) which are minimal.

The facility benefits from 24/7 CCTV and secure entry gate.

The A470 dual carriageway is virtually adjacent to the estate and is accessed one mile to the south via the A4054 Merthyr Road. Merthyr Town Centre is one mile to the north and the Heads of the Valleys A465 dual carriage way is 3 miles to the north.

Junction 32 of the M4 Motorway is approximately 18 miles to the south and accessed via the A470.

Unit 1

8.00 m x 4.00 m

Block built storage unit under box profile roofing. Mains electricity meter. Mains water meter. Plumbing for foul drainage. This building lends itself to many uses. Height of building 3.2m



Unit 2

8.00 m x 4.00 m

Block built storage unit under box profile roofing. Mains electricity meter. Mains water meter. Plumbing for foul drainage. This building lends itself to many uses. Height of building 3.2m



Unit 3

8.00 m x 4.00 m

Block built storage unit under box profile roofing. Mains electricity meter. Mains water meter. Plumbing for foul drainage. This building lends itself to many uses. Height of building 3.2m



Unit 4

8.00 m x 4.00 m

Block built storage unit under box profile roofing. Mains electricity meter. Mains water meter. Plumbing for foul drainage. This building lends itself to many uses. Height of building 3.2m

Unit 5

8.00 m x 4.00 m

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Unit 6

8.00 m x 4.00 m

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Unit 7

8.00 m x 4.00 m

Block built storage unit under box profile roofing. Mains electricity meter. Mains water meter. Plumbing for foul drainage. This building lends itself to many uses. Height of building 3.2m



Unit 8

8.00 m x 4.00 m

Block built storage unit under box profile roofing. Mains electricity meter. Mains water meter. Plumbing for foul drainage. This building lends itself to many uses. Height of building 3.2m



Unit 9

9.00 m x 4.00 m

Block built storage unit under box profile roofing. Mains electricity meter. Mains water meter. Plumbing for foul drainage. This building lends itself to many uses. Height of building 3.2m



Unit 10

9.00 m x 4.00 m

Block built storage unit under box profile roofing. Mains electricity meter. Mains water meter. Plumbing for foul drainage. This building lends itself to many uses. Height of building 3.2

Unit 11

9.00 m x 6.00 m

Block built storage unit under box profile roofing. Mains electricity meter. Mains water meter. Plumbing for foul drainage. This building lends itself to many uses. Height of building 3.2



Unit 12

9.00 m x 6.00 m

Block built storage unit under box profile roofing. Mains electricity meter. Mains water meter. Plumbing for foul drainage. This building lends itself to many uses. Height of building 3.2





Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

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