For Sale / To Let

ON BEHALF OF
The Joint Administrators of Gulliver’s Truck Hire Limited

Former Gulliver’s Truck Hire Depot
Brindley Road
Cardiff | CF11 8TX

Former Commercial Vehicle Hire Depot and Yard

08449 02 03 04
avisonyoung.co.uk/14845
Highlights

- For Sale / To Let
- Former commercial vehicle depot
- GIA of 1,616.67 sq m (17,410 sq ft) on a site area of 1.1 acres (0.44 ha)
- Unique opportunity to acquire a freehold in the west of Cardiff
- Of interest to owner occupier and developer/investors
- Offers sought in the region of £1 million
- Leasehold proposals may be considered

Location

Cardiff boasts a population of circa 350,000 residents and is the capital city of Wales, lying some 45 miles to the West of Bristol and 40 miles east of Swansea. Motorway links into the city are provided at Junctions 33, 32 and 30, with the nearest being at Junction33 which is accessed via the nearby A2432 PDR.

Cardiff has a mainline rail link running to London Paddington to the east and Swansea to the west, together with an established local network providing access into the South Wales valleys. There is a nearby station at Cogan.

Situation

The subject property is located on Brindley Road, off Penarth Road in an established mixed use area. Penarth Road houses a number of the main dealership car showrooms trading as Ford, BMW, Mazda, Land Rover and Renault, and has a strong trade counter occupancy with notable nearby occupiers including Screwfix, Crown Paints, Wolseley Group trading as Bathstore.com and Tile Giant.

Other occupiers in the vicinity include a mix of light industrial and distribution occupiers together with a major retail presence including B&Q, Lidl and Capital Retail Park where occupiers include Next, Asda, Marks & Spencers and Costco Warehouse.
Description
The accommodation is located off Brindley Road forming a roughly triangular site with perimeter fencing and steel gated access. The main warehouse is situated in the centre of the site and a further warehouse is situated to the north east side. The site area totals approximately 1.10 acres (0.44 hectares).

Warehouse
To the front, the main warehouse is constructed of a steel portal frame with brick built elevations under pitched corrugated asbestos roof, arranged in two bays, used as vehicle workshops.

The unit is accessed via three roller shutter doors and has been adapted to include a number of inspection pits. Ancillary storage accommodation is located to the rear.

The unit has an eaves height of approximately 5.8m minimum, 7.9m maximum.

Side Warehouse
The warehouse has a roller shutter door and provides basic storage and office accommodation.

The unit has an eaves height of approximately 4.3m minimum, 5.8m maximum.

Office
Comprises a two storey office block of concrete frame construction with brick elevations. The accommodation is attached to the main warehouse and provides basic specification modular offices with WCs and staff facilities.

External
Externally there is a large yard to Western side of the accommodation with perimeter fencing around the whole site. Parking is provided to front and side of the office block and there is a separate yard area to front of the side warehouse.
Accommodation

<table>
<thead>
<tr>
<th></th>
<th>SQ M</th>
<th>SQ FT</th>
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</thead>
<tbody>
<tr>
<td>Main Warehouse</td>
<td>997.51</td>
<td>10,737</td>
</tr>
<tr>
<td>Office Block</td>
<td>208.97</td>
<td>2,250</td>
</tr>
<tr>
<td>Side Warehouse</td>
<td>410.09</td>
<td>4,414</td>
</tr>
<tr>
<td>Totals</td>
<td>1,616.67</td>
<td>17,401</td>
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</tbody>
</table>

Total site area approximately 1.10 acres (0.44 hectares)

Tenure
The property is held freehold under title numbers CYM615088 and WA634094.

EPC
The EPC rating for the buildings are as follows:
Unit 2 – G-154
Unit 3 – D-94

Business Rates
The Rateable Value for the site is assessed as Warehouse & Premises with a rateable value of £47,250 for the year 2018/2019.

Planning
We assume the property has consent for its existing use. Interested parties are to rely on their own enquiries.

Professional Costs
All parties will be liable for their own costs in any sale.

VAT
VAT will be chargeable on the purchase price.

Services
These have not been tested. Interested parties are to rely on their own enquiries.

Viewing
Strictly by appointment with sole agents Avison Young.

Offers
We are seeking offers in the region of £1 million for the freehold interest with vacant possession. Leasehold proposals may be considered.
For further information, please contact:

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**Property ref:**
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On the instructions of David Pike and Mark Orton, acting as Joint Administrators of Gulliver’s Truck Hire Limited.

David John Pike is authorised to act as an insolvency practitioner by the Institute of Chartered Accountants in England & Wales. Mark Jeremy Orton is authorised to act as an insolvency practitioner by the Insolvency Practitioners Association.

The affairs, business and property of the Company are being managed by the Joint Administrators.

The Joint Administrators act without personal liability.

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Avison Young | One Kingsway | Cardiff | CF10 3AN

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