



Reliant Garage

Main Road, Undy, Caldicot, NP26 3EQ

FOR SALE

DEVELOPMENT SITE

SITE AREA 0.248 acres (1,003 sq m)

- + Excellent transport links
- + Current income of £1,100 pcm
- + £400,000 for freehold interest

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

The property is situated in Undy, a village within the county of Monmouthshire and in close proximity to Magor. Caldicot lies 3 miles east, Newport 10 miles west and Bristol 23 miles south east.

The site is well positioned on the B4245 (Main Road) and is approximately 1 mile from Junction 23A of the M4 motorway. Main Road is served by regular bus routes that connect to the wider area and the Severn Tunnel Junction train station is located only 2.6 miles away.

The immediate vicinity is predominantly residential use with the commercial centre of Magor only a short distance away.

DESCRIPTION

The available site consists of a former petrol station (now being used as a car wash) and a vacant 3 bed detached house. There are two entrances to the site, both with dropped curbs, directly from the B4245.

The car wash operator has a flexible contract in place with approximately 2 years until expiry. The rent paid is £1,100 per calendar month. Further details on request.

ACCOMMODATION

The site extends to approximately 0.248 acres (1,003.10 sq m).

The detached house has a floor plate of 79.65 sq m (GEA) and a total area of 159.30 sq m.

The former petrol station building has a floor plate of approximately 100.58 sq m (GEA).

PURCHASE PRICE

£400,000 for the freehold interest.

PLANNING

There are currently no planning consents in place.

USE

We understand that the car wash has restricted planning for car valeting only.

EPC

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

104 This is how energy efficient the building is.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rhys Williams / Leo Llewellyn
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SUBJECT TO CONTRACT AND AVAILABILITY



August 2019

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