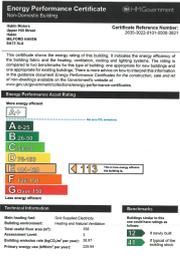




Hakin Motors Premises, Upper Hill Street, Hakin, Milford Haven SA73 3LU Offers in the region of £165,000

Vehicle Repair Workshops
 Adjacent MOT Bay
 Approximately 4072 Sq Ft (378.44 Sq M)
 Suitable For Redevelopment (STP)



DC/WJ/72429/221121

DESCRIPTION

The premises, which for many years have been used for vehicle repairs and an MOT centre, are laid out in three main bays with a forecourt to Upper Hill Street (which is a one way street). The largest of the bays has three roller shutter access doors leading to the workshop which includes an area currently used as a small parts department as well as a WC. There is pedestrian access to the rear bay from the rear corner of the building.

Also with a frontage to Upper Hill Street is the area currently used as an MOT bay which also includes two offices as well as an MOT waiting room.

The rear bay has access along the lane adjacent to a car park and also has a full height loading door leading into open plan clear floor space.

Generally, the buildings are of steel frame construction with walls clad partly in blockwork and partly single skin

LOCATION

Milford Haven, along the adjacent settlement of Hakin, is one of the largest towns in south west Pembrokeshire and acts as a focal point for much of the surrounding area. It provides

shopping, and other facilities and also benefits from having a nearby oil refinery as well as two LNG (Liquified Natural Gas) plants within a few miles which use many of the town's local services. The premises are located in the middle of Hakin on Upper Hill Street which is a one way street in what is predominantly a densely populated residential area.

ACCOMMODATION

The approximate floor spaces are that the main repair bay is 1,876 sq ft (174.35 sq m) with the area currently used as the MOT bay 1,282 sq ft (119.14 sq m). The rear bay is 914 sq ft (84.94 sq m). The total floor space is therefore approximately 4072 sq ft (378.43 sq m).

PLANT & EQUIPMENT

Our clients are prepared to sell the premises either along with the lifts, MOT equipment and other equipment (plus stock at value) by way of separate negotiation or alternatively arrange the removal of the equipment from the building (with the proviso that the brake tester in the MOT bay may remain).

PRICE

Offers are invited in the region of £165,000

RATES

According to the gov.uk website the rateable value of the premises is £5,900. However, rates are currently not payable until April 2022.

AVAILABILITY

Immediately upon completion of legal formalities.

VIEWING

ARRANGEMENTS

Please contact David Cochlin in our Commercial Department on 01834 861810 or via email on dc@johnfrancis.co.uk.

OUR OFFICE HOURS

Monday to Friday 9am to 5.30pm.

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From the roundabout adjacent to the Milford Haven Tesco store head west across the bridge towards Hakin and then turn immediately left into St Anne's Road. Head along St Anne's Road and turn right into Upper Hill Street at the crossroads. Head up hill and the premises will be found on the left hand side.