

UNIT 16 AND YARD SPACE 0.27 ACRES, GATEWAY PARK, LLANDEGAI INDUSTRIAL ESTATE, BANGOR, LL57 4YH

FOR SALE/MAY LET

- Modern Trade Counter/Warehouse
- Established Location
- Potential Yard Area
- Nearby Occupiers- Screwfix, Royal Mail, HSS & Eurocell
- Extending To 566 Sq M (6,103 Sq Ft)
- Dedicated Car Parking



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LOCATION

Llandegai Industrial Estate is a major industrial/distribution and trade counter location situated just outside the University City of Bangor and within one mile of the A55 at Junction 11 thus enjoying excellent major road connections throughout the whole of North Wales, to the Port of Holyhead and, to the east, to Chester, Manchester and Merseyside, the M56 and the national motorway network.

The property forms part of the Gateway Park, which is an established Trade Counter development and has attracted significant occupiers including:

- Tool Station
- Screwfix
- Autoglass
- Eurocell
- HSS
- Royal Mail
- Benchmarx Joinery
- Enterprise
- Motor Parts Direct

Please refer to location plan



Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E enquiries@bacommercial.com

North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

W www.bacommercial.com

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DESCRIPTION

The property comprises a self-contained end-terrace trade counter/warehouse, constructed of steel portal frame with brick elevations beneath a pitched roof.

The property is accessed via a double-glazed aluminium doorway and electrically operated roller shutter door with dimensions 4 metres x 4 metres.

Internally the property has been refurbished to provide open plan accommodation suitable for a variety of occupiers, together with a brew point and wc facility.

The property also benefits from 8 dedicated car parking spaces.

ACCOMMODATION/AREAS

The property has been measured up in accordance with the RICS Code of Measuring Practice as follows:

UNIT	SQ M	SQ FT
16	566	6,103

LAND

The property includes 0.27 acres of land, which could be utilised as a generous yard.



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PURCHASE PRICE

The property can be purchased for a price of £475,000.

RENTAL

The property may be available to let for a rental figure of £42,000 pax, payable quarterly in advance by standing order.

LEASE

A letting would be on the basis of a new Full Repairing and Insuring lease for a period of years to be agreed.

SERVICE CHARGE

A service charge of £500.00 pax will be levied to cover a fair proportion of the cost of maintenance and upkeep of common areas.

RATES

A guide can be provided by the letting agents.

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

EPC

The Energy Performance Asset Rating for this property is C, certificate Reference Number: 7603-6000-3807-7100-0547.

A full copy of the Energy Performance Certificate is available upon request from the agents.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. REF:May21
Howard Cole - howard.cole@bacommercial.com
07387 647578
Fraser Crewe - fraser.crewe@bacommercial.com

SUBJECT TO CONTRACT

Chester

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Grosvenor St, Chester, CH1 1XG

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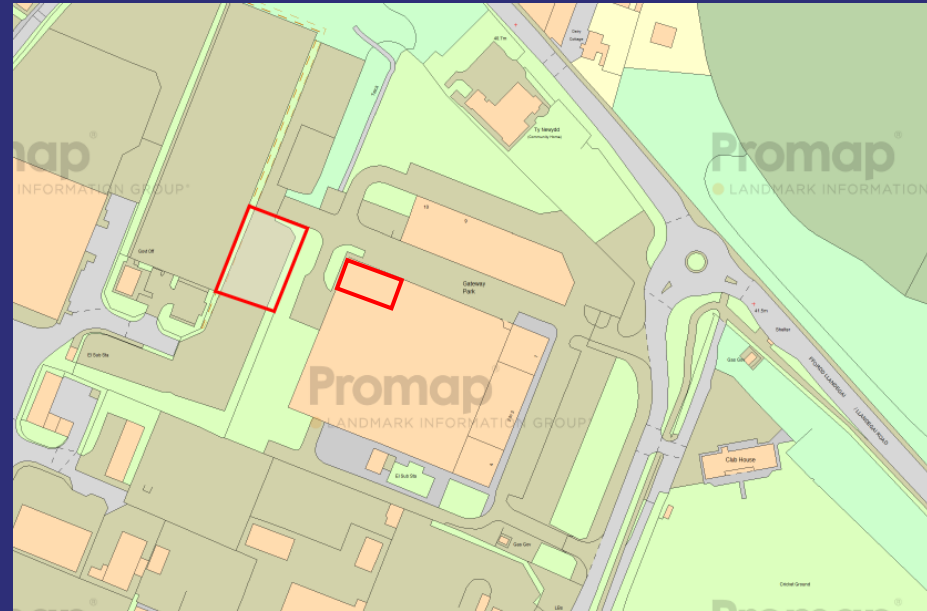
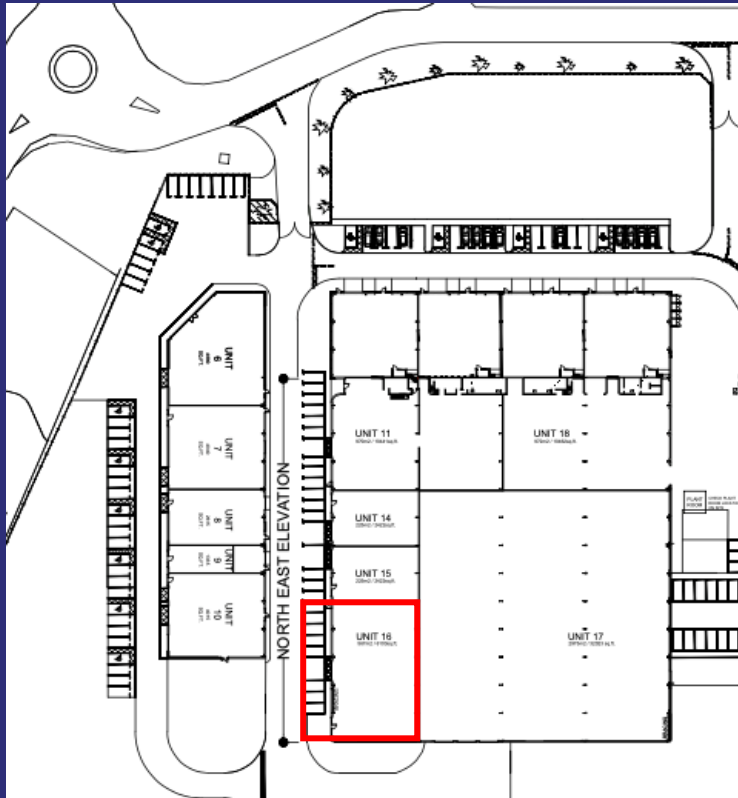
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