

**TO LET
(MAY SELL)**

LegatOwen
CHARTERED SURVEYORS
01244 408200
www.legatowen.co.uk

AVAILABLE OCTOBER 2018



**LON CAE DARBI, CIBYN INDUSTRIAL ESTATE,
CAERNARFON, LL55 2BD**

A DETACHED INDUSTRIAL /
WHOLESALE UNIT WITH OFFICES
AND LARGE YARD

**28,854 SQ FT
(2,680.66 SQ M)**

ON A SITE OF 1.27 ACRES
(0.51 HECTARES)



DESCRIPTION

The property comprises a detached industrial / wholesale unit of steel portal frame construction with brick/block work to the lower elevations under profile metal sheet cladding including the roof which incorporates translucent panels.

Servicing is provided via two roller shutter loading doors to the front and gable elevations with access via a large yard area comprising a mixture of tarmacadam and concrete surfaces.

The site is fully fenced and gated benefiting from direct access of Lon Cae Darbi. A separate glazed personnel entrance leads directly to the warehouse which incorporates office/staff accommodation to the front corner.

The unit also benefits from fluorescent strip lighting and oil fired blow heater.

ACCOMMODATION

The accommodation has been measured in accordance with the RICS Property Measurement (2nd Edition) and has a gross internal area of:

	Sq Ft	Sq M
Warehouse	26012	2416.57
Canopy	2843	264.09
TOTAL	28854	2680.66

Site Area - 1.27 acres (0.51 hectares)

TERMS

The property is available by way of a new lease for a term of years to be agreed by negotiation.

Alternatively consideration will be given to a sale of my clients Freehold interest.

PRICES

Rent - £83,000 per annum

Freehold - offers in the region of £875,000

RATABLE VALUE

The 2017 Rateable Value figure is £51,500.

PLANS / PHOTOGRAPHS

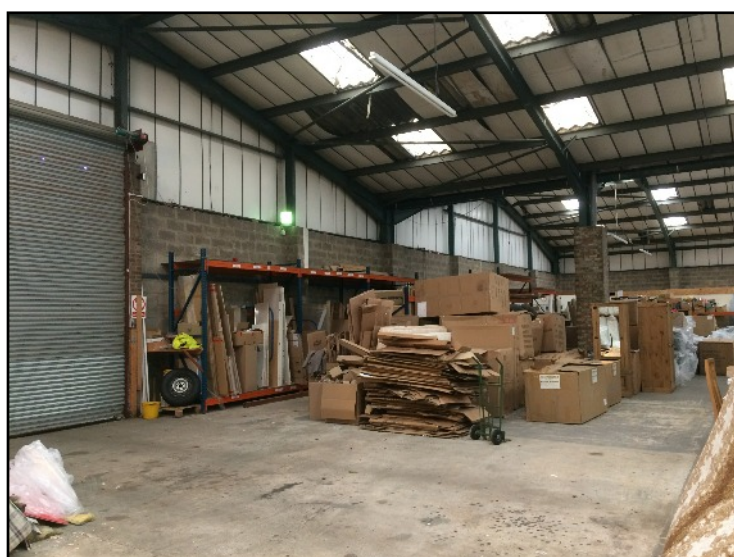
Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference rather than fact.

VAT

VAT is not applicable on this property.

LEGAL COSTS

Each party will bear their own legal costs.





ENERGY PERFORMANCE CERTIFICATE

An EPC is in the course of preparation and is available upon request

VIEWING

Viewings are by prior appointment with the sole letting agents Legat Owen:

Mark Diaper - markdiaper@legatowen.co.uk

Tom Cooley - tomcooley@legatowen.co.uk

LOCATION

Cibyn Industrial Estate is situated off Llanberis Road (A4086) approximately 1 ½ miles to the east of Caernarfon. Junction 9 of the A55 North Wales Expressway lies approximately 9 miles to the North. The property is accessed directly off Lon Cae Darbi.



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

June, 18

SUBJECT TO CONTRACT