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Also as Beresford Adams Commercial

BA COMMERCIAL
GARETH WILLIAMS

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INDUSTRIAL/WAREHOUSE PREMISES
PHOENIX HOUSE
LONDON ROAD
CORWEN, LL21 0DR



FOR SALE/MAY LET

Industrial/Development Opportunity

Possible Development Site

616.08 sq m (6,631 sq ft)

Commercial & Industrial Agents, Development, Investment & Management Surveyors

LOCATION

Corwen is a small historic and agriculturally based town lying on the south bank of the River Dee, and the southerly end of the County of Denbighshire.

The town is formed around the A5 London/Holyhead Trunk Road being some 30 miles to the south west of the City of Chester, 20 miles to the west of Wrexham, 11 miles from Llangollen and 10 miles from Bala.

Phoenix House is located just off London Road, which is prime route through Corwen, from Llangollen, in a mixed commercial/residential environment.

Please refer to location plan.

DESCRIPTION

The building is situated on a sloping site at the front, which has been levelled to the rear. The property is a detached two storey split level building, to the front section comprising a loading bay, stores and workshop at ground floor level, with upper floor part open plan offices.

To the rear is a concrete framed industrial workshop/warehouse, formed with pre-cast concrete panels to the main elevation, beneath a pitched roof clad with corrugated asbestos sheeting.

The office accommodation is finished to a good standard and provides flexible accommodation.

There is a forecourt between the tarmacadam access road and the office accommodation, providing car parking spaces and a roller shutter door providing vehicles access to a loading bay and the workshop/warehouse accommodation.

ACCOMMODATION/AREAS

	SQ M	SQ FT
Lower GF	504.04	5,425
Upper Floor	112.04	1,206
Total	616.08	6,631

RENTAL

£15,000 per annum.

LEASE

The property will be available on the basis of a Full Repairing & Insuring lease for a length of term to be determined to include regular rent reviews.

PURCHASE PRICE

Alternatively the property is available to purchase at £159,500.

RATES

The VOA website confirms the property has a Rateable Value of £11,250.

For further information interested parties are advised to contact the Local Rating Authority, Denbighshire County Council.

SERVICES

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

LEGAL COSTS

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

VAT

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

EPC

An Energy Performance Certificate is in the course of preparation

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

VIEWING

Strictly by appointment through the sole agents BA Commercial Gareth Williams, Chester Office 01244 351212. Ref: FC OCT16

SUBJECT TO CONTRACT



IMPORTANT NOTICE

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