

UNIT 3 HAFAN MARINA WORKSHOPS PWLLHELI, GWYNEDD, LL53 5YW



TO LET

- Well located industrial building
- Available May 2019
- 89.00 sq m (958 sq ft)
- Rental - £6,500 pax

North Wales

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

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BA Commercial
Chartered Surveyors

UNIT 3 HAFAN MARINA WORKSHOPS

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LOCATION

Hafan Marina forms part of the Glan Y Don Industrial Estate, which has attracted major occupiers including CK Tools, Gwynedd County Council, Huws Gray, Jewson, and many other established private occupiers.

The units stand alongside Pwllheli's renowned Marina, and National Sailing Centre, the units are well positioned to link with and service the high worth leisure sector.

Pwllheli is the principal commercial/business centre for the area of North West Wales/ Llyn Peninsula, enjoying good highway access via the A499 (Caernarfon, Bangor and A55) and A497 (Porthmadog and beyond).

DESCRIPTION

The Hafan Marina Workshops are a modern purpose-built development of workshop units, constructed of steel portal frame, and clad with plastic coated insulated sheets, beneath a pitched roof of similar material, incorporating approximately 10 % light panels.

By virtue of the steel portal frame construction, the properties provide unrestricted floor area, albeit a small mezzanine has been provided within the unit, to accommodate further storage, and office accommodation.

The properties are suitable for a wide range of marine orientated use, or indeed industrial or warehouse purposes. Each of the buildings has ancillary accommodation including male and female lavatory accommodation, together with kitchen facility.

ACCOMMODATION/AREAS

The unit has been measured in accordance with RICS guidelines, on a Gross Internal Floor Area as follows:

Unit 3 89.0 sq m (958 sq ft)

RENTAL

The rental is £6,500 pax.

LEASE

The properties are available To Let for a term to be agreed upon the basis of Full Repairing & Insuring terms.

RATES

The VOA website confirms the property has a Rateable Value of £4,200.

Interested parties are advised to make their own investigations.

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

An Energy Performance Certificate is in the course of preparation.

LEGAL COSTS

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

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.

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 agent's BA Commercial, North Wales. Tel: 01745 330077.

Howard Cole

Email: howard.cole@bacommercial.com

SUBJECT TO CONTRACT

Chester

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

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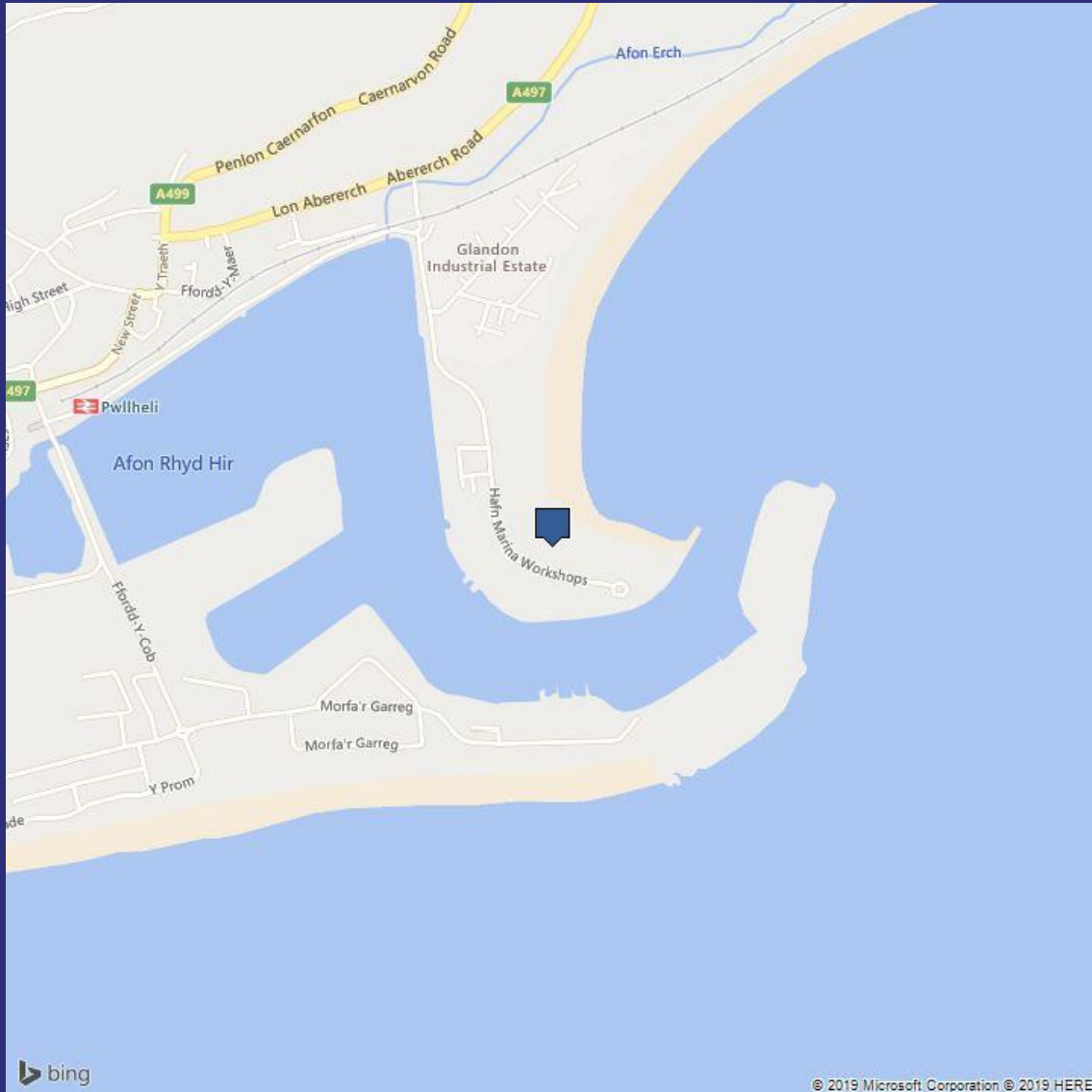
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