

FOR SALE

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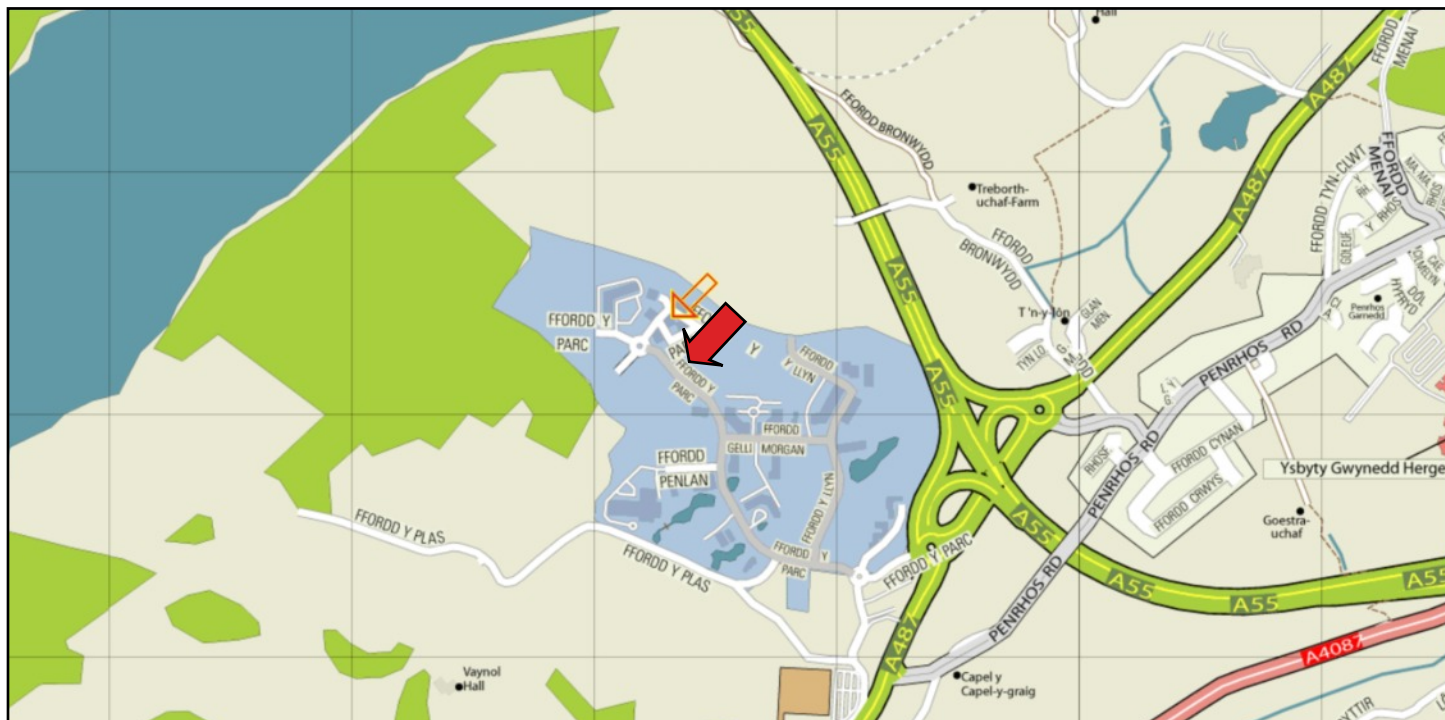
8 Chestnut Court, Parc Menai, Bangor, LL57 4FH

A MODERN SEMI-DETACHED OFFICE
WITH 10 CAR PARKING SPACES

2,250 SQ FT

FULLY FITTED OUT
IDEAL SIPP PURCHASE
RARE OWNER OCCUPIER
OPPORTUNITY





LOCATION

The property is situated on the popular Parc Menai Business Park on the outskirts of Bangor City Centre. The property is situated at the western end of the park on Ffordd Y Parc. Parc Menai is in close proximity to the A55 dual carriageway and has good links to Anglesey and North Wales. Further information at www.parcmenai.com

DESCRIPTION

Unit 8 Chestnut Court comprises a self contained two storey semi-detached office constructed around 2005.

Both floors are predominantly open plan with two rooms on ground floor level and a directors office at first floor. There is a small kitchen at ground floor together with male/female WC's plus shower and a large kitchen/break out area at first floor.

The property benefits from full air conditioning and IT cabling.

ACCOMMODATION

The property has been measured in accordance with IPMS 3 and extends to a net internal area of 2,250 sq ft.

CAR PARKING

The premises come with 10 allocated parking spaces.

TERMS

The property is available to purchase on the basis of a long lease to expire 2256, subject to the payment of annual rental of £1 (if demanded).

We believe this would make an ideal tax efficient SIPP purchase.

UTILITIES

The payment of utilities will be the responsibility of the occupier.

ESTATE CHARGE

An estate charge to cover estate maintenance and lighting is charged. The proportion attributable to Unit 8 is 5.74% of the entire development equating to approximately £850 per annum.

PURCHASE PRICE

The purchase price for the property is £229,500 + VAT.

BUSINESS RATES

The occupier is responsible for the payment of business rates. The 2017 rating list rateable value figure is £18,500. Rates payable are therefore approximately £9,000 per annum.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B, 48.

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

VAT

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

VIEWING

Viewing is by appointment through the sole agents:-

Will Sadler - 01244 408219 /
willsadler@legatowen.co.uk

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