

ENGINEER HOUSE

TIR LLWYD INDUSTRIAL ESTATE, KINMEL BAY, RHYL, LL18 5JA



FOR SALE/TO LET

- Good quality office building
- Workshop extension
- 15 car parking spaces
- Established trade location close to A55 North Wales Expressway
- Available February 2020

North Wales

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

T 01745 330077

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LOCATION

The property is situated on the main estate road through Tir Llwyd Enterprise Park, close to St Asaph Avenue - A487, which in turn is linked with the A548 Coast Road.

The property is located approximately 1 mile from Junction 25 of the A55 North Wales Expressway, with links to the M56 at Queensferry, and subsequently to the National Motorway Network beyond. Prominent occupiers at Tir Llwyd Enterprise Park include:

- DPD Abergele
- Decantae Mineral Water Ltd
- Coopers Carriers
- Samco
- Evadex

Please refer to location plan

DESCRIPTION

The premises comprise a detached purpose-built Head Quarters property, providing office and workshop accommodation. The elevations are brick with clad beneath a pitched roof with double glazed windows.

The property benefits from parking with 15 spaces available.

ACCOMMODATION/AREAS

The property has been measured up in accordance with the RICS Code Of Measuring Practice:

	Sq m	Sq ft
Ground floor office	301.59	3,246
Ground floor workshop	75.94	817
First floor office	168	1,808
Total	545.18	5,868

PURCHASE PRICE

£475,000

RENTAL

£45,000 per annum payable quarterly in advance via standing order.

LEASE

The property is available on a new Full Repairing and Insuring lease for a period to be agreed.

RATES

To be re-assessed

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 currently in the process of preparation.



Chester

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

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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 agents BA Commercial, Chester 01244 351212. **NOV19**

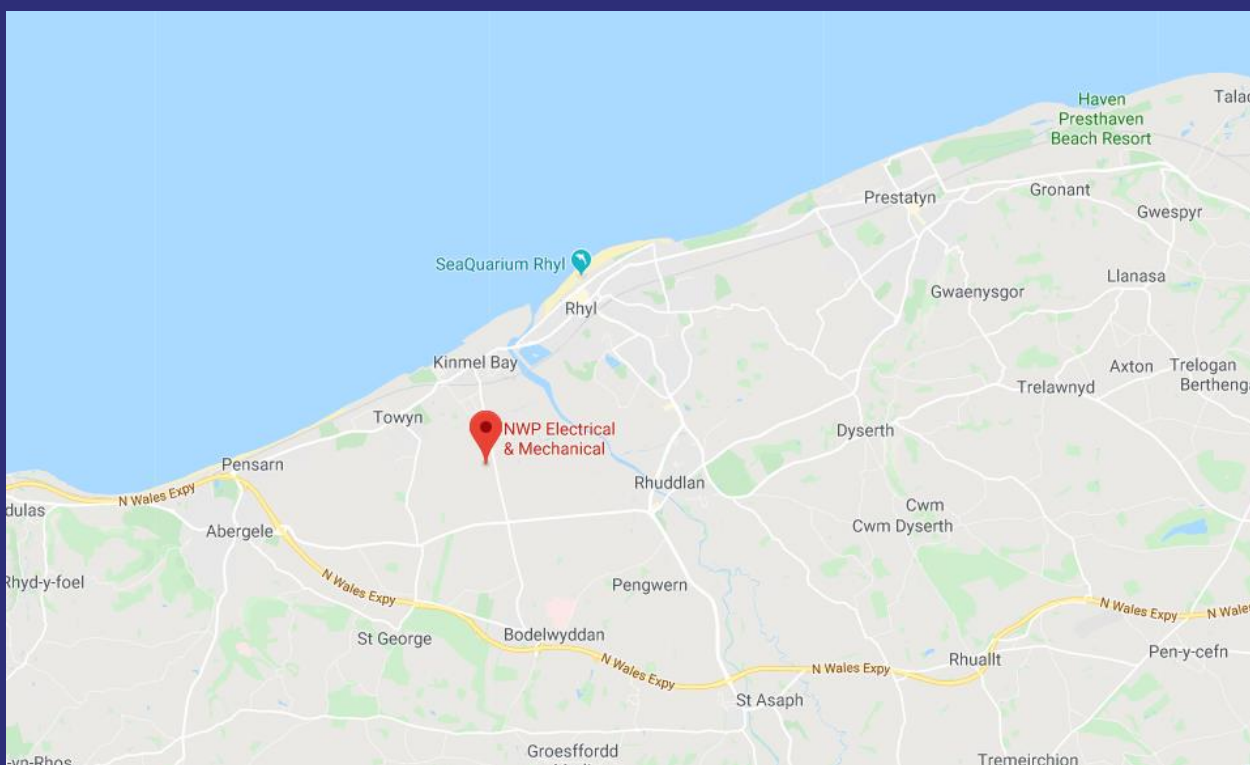
Dan Wild – 07701 049826

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or Howard Cole – 07387 647578

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SUBJECT TO CONTRACT



IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
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