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QUALITY MODERN UNIT "TO LET"

2,467 sq ft (229.3 m²)

TRADE COUNTER - LIGHT INDUSTRIAL – DISTRIBUTION

UNIT 4

CWRT ROGER MOSTYN

BUILDER STREET

LLANDUDNO

LL30 1DR



SITUATION

This attractive unit forms part of a quality modern development of eight units in courtyard format with direct access to Builder Street within Llandudno's prime industrial/distribution zone and also within walking distance of the Town Centre retail and business areas.

Within the development itself, other occupiers include Conwy Council, Crown Décor Centre, Timberwise and NewDawn Workwear and in the surrounding area major occupiers include Jewson, Travis Perkins, Tanners Wines, Halfords Auto Centres, Brandon Hire etc etc.

Junctions 18 and 19 of the A55 are each under two miles distant via main road connections

Cont'd/...

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of VAT

CHARTERED SURVEYORS

SPECIALISING IN THE SALE LETTING ACQUISITION VALUATION DEVELOPMENT APPRAISAL
RENT REVIEW AND LEASE RENEWAL OF ALL TYPES OF COMMERCIAL PROPERTY
THROUGHOUT NORTH & MID WALES
REGULATED BY RICS

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Non-Domestic Building



Unit 4
Cwrt Floger Mostyn
Builder Street
LLANDUDNO
LL30 1DS

Certificate Reference Number:
9550-3035-0973-0700-7691

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **130**

This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 150
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 75.58

Benchmarks

Buildings similar to this one could have ratings as follows:

39 If newly built

104 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

DESCRIPTION

A quality ten year old end terrace unit of steel portal framed construction with full height blockwork walling under insulated low pitched roofing.

Internal eaves height is approximately 16' 6" (5.0 m) and frontage access is via a personnel door and a 14' 6" height x 9' 10" wide (4.4 m x 3.0 m) electrically operated roller shutter door.

The unit is essentially in clear floor space with overall internal dimensions 34' 10" x 53' (10.6 m x 16.15 m) with an office and staff facilities installed. High level fenestration to the façade is provided to allow for mezzanine installation if required.



General specification includes three phase electricity supply and overhead lighting.

Both dedicated and common area parking is provided.

BUSINESS RATES

To be re-assessed. The premises are currently entered at a combined Rateable Value with Unit 5, however, our Clients have applied to the Valuation Office for individual assessments pending which please do not hesitate to call us for any further clarification. We believe Small Business Rate Relief may apply – interested parties must rely on their own enquiries.

TERMS

The unit is available on a new internal repairing lease for a term of years open to discussion and at a rental of £14,800 p.a.x, subject to rent reviews as appropriate. There is a service charge calculated at 12½% of the annual rental in respect of landlords retained building and common area maintenance and the tenant also reimburses the building insurance premium. All payments are subject to VAT. Each party will bear their own legal costs incurred in the transaction.

REMARKS

For all further information and viewing arrangements please contact this office.

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VISIT OUR WEBSITE

www.garethwilliams.co.uk

Particulars Prepared May 2013