

BA COMMERCIAL
GARETH WILLIAMS

29 Russell Road, Rhyl, Denbighshire, LL18 3BS
Tel: 01745 330077 www.garethwilliams.co.uk

Also as Beresford Adams Commercial

7 Grosvenor Street, Chester, CH1 2DD
Tel: 01244 351212 www.bacommercial.com

**UNIT 11 LLANDEGAI INDUSTRIAL ESTATE
BANGOR, LL57 4YH**



TO LET

Mid-terrace Industrial / Distribution Unit
Available in refurbished "clear floor space".

1,438 sq ft (33.6 sq m)

LOCATION

The highly successful Llandegai Industrial Estate is excellently located to the fringe of the City of Bangor and within one mile from Junction 11 of the A55 thus with excellent road communications throughout the region and to the port of Holyhead.

Major occupiers on the estate include Huws Gray, BT, Jewson, Autoglass, Howden Joinery, Watkin Jones, Plumb Centre etc... along with a large number of other small to medium size businesses.

The premises stand within a small terrace of similar units set behind a common parking/servicing forecourt.

DESCRIPTION

A centre terrace light industrial service unit of steel portal frame construction with profile steel sheet elevations and pitched roofing relieved by brickwork finishes to the front elevation.

Internal eaves height is some 13' (3.96m.) and loading access is via a 6' 9" x 8' (2.05m. x 2.43m.) roller shutter door. There is also separate personnel door access.

Separate male and female toilet facilities are provided. We understand a three phase electricity supply is connected.

The unit is currently internally subdivided by lightweight partitioning to provide office and ancillary space but will readily revert to open plan if required.

ACCOMMODATION/AREAS

Unit 11 1438 sq ft 133.6 sq m

RENTAL

A rental of £8,000 pax is required.

LEASE

The Unit is available on a new internal repairing lease for a term of years open to discussion. There is additionally a service charge levied in respect of the landlord's retained building and common area maintenance and the tenant also reimburses the building insurance premium.

RATES

The VOA website confirms the property has a Rateable Value of £6,300. Business Rates payable are calculated at 47.3p in the £ (2014/15) however Small Business Rates Relief may apply.

For further information interested parties are advised to contact the Local Rating Authority, Gwynedd County Council 01766 771000.

LEGAL COSTS

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

VAT

VAT is applicable to this transaction.

EPC

The Energy Performance Asset Rating for this property is C Certificate Reference Number: 0990-0731-9570-1704-7006.

A full copy of the Energy Performance Certificate is available upon request from the agents.

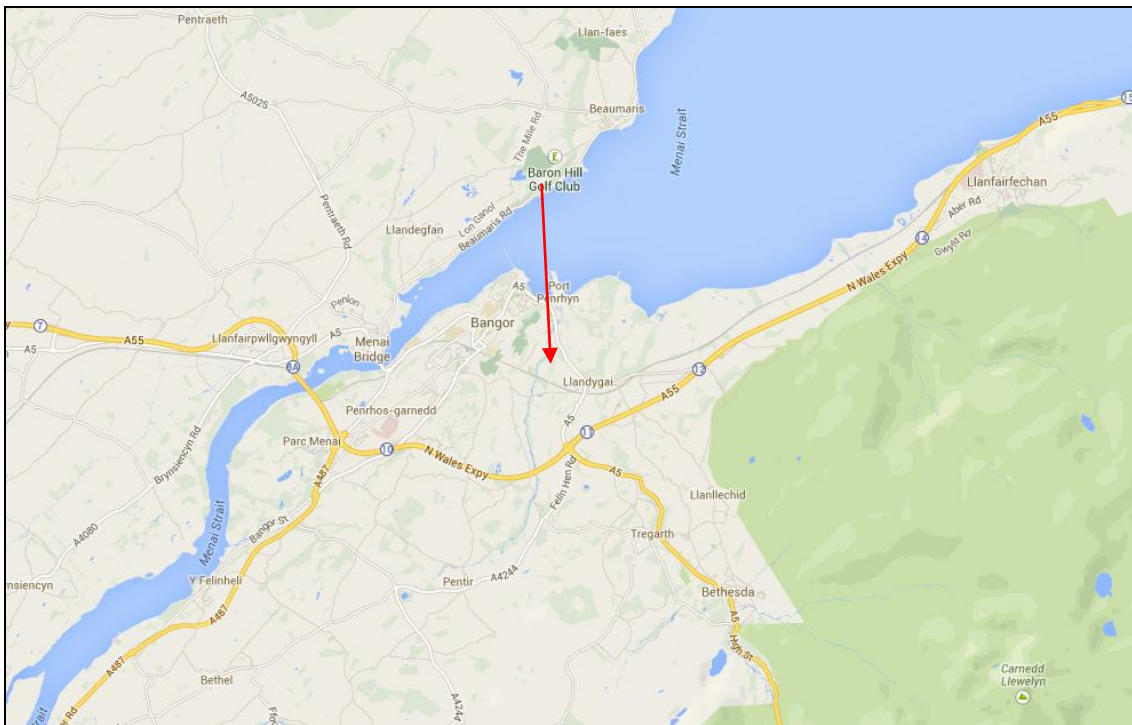
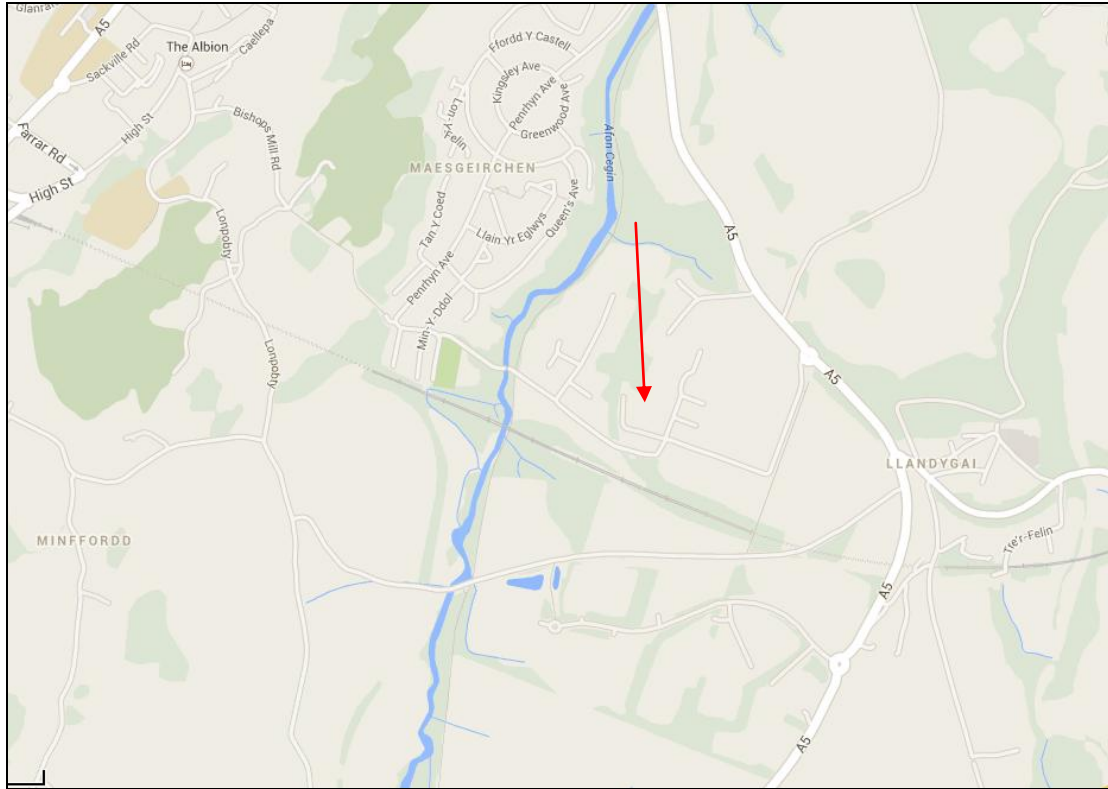
PLANS/PHOTOGRAPHS

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 01745 330077. Ref: GW (Rev 03/2014).

SUBJECT TO CONTRACT



IMPORTANT NOTICE

Beresford Adams Commercial & BA Commercial Gareth Williams conditions under which particulars are issued:
 Messrs Beresford Adams Commercial & BA Commercial Gareth Williams for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. 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.
- ii. 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.
- iii. no person in the employment of Messrs Beresford Adams Commercial & BA Commercial Gareth Williams or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. all rentals and prices are quoted exclusive of VAT.

Reproduced by the courtesy of the Controller of HMSO. Crown copyright reserved. Licence No. ES73291E