

# INDUSTRIAL LIST



**Commercial Sales and Lettings**  
**Commercial Property Acquisitions**  
**Valuations for Loan Security Purposes**  
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**Rent Review, Lease Renewal Negotiations and Arbitrations**  
**Commercial Property Management**  
**Commercial Rating Appeals and Advice**  
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## INDUSTRIAL CHESTER

ADDRESS	DESCRIPTION	SQ FT/SQ M	TENURE	PRICE/RENT
<b>Unit 5 Central Trading Estate II Saltney</b>	Modern mid-terraced industrial unit within a highly popular trade estate. (TJC) <b>RENTAL INCENTIVES AVAILABLE</b>	3134/291.15	LA	£12,066 pax
<b>Saighton Camp Huntington</b>	Approximately 15 acres of hard-standing/open storage available on flexible terms. Suitable for vehicle storage. (TJC) J/A Legat Owen, Chester		NL	£15,000 pax per Acre
<b>Riverside Works Saltney</b>	Former manufacturing/storage facility, well located with good access to the national road networks. Suitable for a variety of uses. (FC/TJC) J/A BNP Paribas, Manchester	149,194/ 13,860.4 8.22 acres 3.32 ha	FS	OIRO £2.25 million

## SURROUNDING REGION

ADDRESS	DESCRIPTION	SQ FT/SQ M	TENURE	PRICE/RENT
<b>Factory Road SANDYCROFT</b>	Modern detached workshop building with yardm, suitable for a variety of uses, including two full height roller shutter doors. Prominently located on popular estate. Ideal for vehicle workshop. (TJC)	1528/142	FS/NL	£98,500 £8,000 pax
<b>Units 16 &amp; 17 Spencer Ind Est BUCKLEY</b>	Detached industrial building incorporating a mezzaine floor at first floor. Modern vehicle paint spray booth also available in situ. (TJC)	10018/930.67	FS	Reduced price £295,000
<b>Former Brazier Bros Dock Street ELLESMERE PORT</b>	Substantial former garage showroom premises with former Waverley nightclub at first floor with extensive parking. Prominently located off J9 of the M53. (TJC)	13,355 240.6	FS	Offers in the region of £165,000
<b>Mersey Court Portside Ind Estate ELLESMERE PORT</b>	A secure courtyard of modern industrial/warehouse units available as a whole or individually. Secure yard with ample parking. (TJC)	(3) 3007 (4) 5018	NL	£12,000 £20,000
<b>Enterprise Park ELLESMERE PORT</b>	Modern industrial workshop units, self-contained with sectional access doors. (TJC)	(7) 833	NL	£350 pcm
<b>Riverbank Road BROMBOROUGH</b>	Modern industrial premises with two storey office module. Suitable for a variety of occupiers on popular Wirral International Business Park. (TJC)	20,218/1878.25 2.1 acres	NL MAY SELL	£70,000 pax POA
<b>Aviation Park Flint Road DEESIDE</b>	Various warehouse/workshop units, available on flexible terms at a reasonable rent. (TJC)	Unit 1c – 6000/557.40 Bay 10 – 14,432/1340.7	NL	Unit 1c - £24,000 Bay 10 - £43,295
<b>Unit 1E 10<sup>th</sup> Ave Deeside Ind Estate DEESIDE</b>	Modern industrial unit with high office content, suitable for a variety of different users. Excellent road communications. (TJC)	7352 / 680.48	NL	£45,472 pax
<b>Unit 50 Deeside Ind Estate DEESIDE</b>	Modern detached industrial building with secure yard area. Available by way of assignment or sub-lease. (TJC)	9833/913.52	LA/NL	£4 per sq ft.
<b>Unit 12a Drome Road Deeside Ind Estate DEESIDE</b>	Substantial refurbished warehouse with yard and ample parking. Short term lettings considered, ready for immediate occupation. (FC)	18,233/1693.90	NL	On application
<b>Manor Lane Ind Estate FLINT</b>	A selection of modern industrial units, well located on popular well established industrial estate. Available on flexible terms at a reasonable rent. (TJC)	Unit 15 3,000/278.7 Unit 17 4,500/418.06 Units 21/22 9000/836 Unit 33 1,500/139.35	NL	£12,000 pa £18,000 pa £35,000 pa £6,375 pa

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**Surrounding region continued....**

<b>Unit D1 Hawarden I.E DEESIDE</b>	A detached modern industrial building on a prominent corner site. Close to Airbus and the Hawarden Airfield. <b>(FC)</b>	7190/668	FS	Offers in the region of £230,000
<b>Unit 36, Clwyd Close Hawarden IP DEESIDE</b>	Industrial building and compound, self contained and secure. Available from February 2012. <b>(FC)</b>	1411/131.09	NL	£9,000 pax
<b>Bromfield Ind Estate MOLD Holts Conservatories</b>	Large detached showroom premises suitable for a variety of uses, located on a popular industrial estate on the periphery of the North Wales town of Mold. <b>(TJC)</b>	6100/566.96 Showroom 3747 GF Offices 1178 FF Offices 1178	NL	POA
<b>Industrial Units Bromfield Ind Estate MOLD</b>	Modern industrial buildings in well established industrial location. <b>(FC)</b>	Unit 1 - 6060/563.1 Unit 11 - 3661/340.12	NL	Upon application.
<b>Denbigh Road Hendre MOLD</b>	Workshop and office accommodation recently refurbished with yard and car parking. Suitable for a variety of uses. <b>(TJC)</b>	5209/483.91	FS	Offers in the region of £235,000
<b>Unit 15 Maesbury Road Oswestry</b>	Showroom/trade warehouse on prominent site, with potential for alternative uses. <b>(FC)</b>	13603/1263.78	NL	On application
<b>Unit 7 Bala Ind Est BALA</b>	Modern semi-detached industrial unit with offices, well located on a popular industrial estate. <b>(FC)</b>	4095 sq ft / (380.43 sq m)	FS	£120,000 <b>Price Reduced</b>
<b>Unit 2 Penamser Ind. Estate PORTMADOG</b>	Impressive modern Headquarters and industrial/warehouse building on established industrial estate on edge of town centre. Arranged to provide extensive ground floor warehouse with integral ground and first floor offices. <b>(FC – J/A Mason &amp; Partners, Liverpool)</b>	TA 24,612/2286.5	NL	£4 per sq ft
<b>Penamser Ind Estate PORTHMADOG</b>	Convenient lock-up/workshop units located on popular industrial estate. Available on flexible terms at reasonable rates. <b>(TJC)</b>	Unit 12 718/66.70	NL	£4,000 pax
<b>Unit C&amp;D Penamser Ind Estate PORTHMADOG</b>	Two detached industrial buildings with ancillary accommodation on a self-contained large site. <b>(FC)</b>	Unit C 14,299/1328.40 Unit D 11,932/1108.49	FS FS	£250,000 £240,000
<b>Rectors Lane &amp; Queensferry Industrial Est SANDYCROFT</b>	A variety of business units on two popular industrial estates, flexible terms on reasonable terms. <b>(TJC)</b>	<b>Rectors Lane</b> (2) 2776 (3) 5000 (10) 900 <b>Queensferry</b> (3b) 900/83.61 (10) 900/83.61	NL	£10,950 pax £17,000 pax £9,000 pax  £4,500 pax £6,000 pax
<b>Bryn Business Centre WREXHAM</b>	New and refurbished workshops/offices available within this popular development. <b>(TJC)</b>	(G) 1900/176 (R) 2,660/274 (S) 7,310/679	NL	£6,650 pax On application On application
<b>Unit 1 Riverside BP Mold Road, Cefn y Bedd WREXHAM</b>	Modern detached industrial/warehouse unit, well maintained with open plan space, available January 2012. <b>(FC)</b>	2314/215	NL	£9,500 pax
<b>Former Garage Premises Queensway WREXHAM</b>	Former garage premises, suitable for a number of uses, subject to planning, in a prominent location <b>(FC)</b>	5975/555	NL/MS	£15,000 pax PP - £175,000
<b>Substantial Industrial Premises Rhosddu Industrial Estate WREXHAM</b>	Established trade/industrial estate, close to Wrexham town centre with excellent road connections. The property comprises a total of 2313.51 sq m (24,902 sq ft) on a site of 1.85 acres. <b>(FC)</b>	B1 14,522/1349.12 B2 3907/363 Stores 2953/274.34 Office 3520/327.05	NL	£85,000 pax

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<b>Units 8 &amp; 9 Clwyd Court Two Rhosddu Industrial Estate WREXHAM</b>	Mid terraced industrial/warehouse building, available for immediate occupation, well established trade and industrial location. <b>(FC)</b>	3200 sq ft	NL	£12,800 pax
<b>Unit 12a Clwyd Court Two Rhosddu Ind Estate WREXHAM</b>	End terraced industrial/warehouse unit on well-established trade and industrial estate, with small self-contained yard. <b>(FC)</b>	3200/197.28	NL	£10,000 pax
<b>Unit 14 Clwyd Court Two Rhosddu Ind Estate WREXHAM</b>	Mid terraced industrial/warehouse unit formerly used for trade counter/warehouse. Available for immediate occupation. <b>(FC)</b>	1980/184	NL	£8,000 pax
<b>*Building 9 Vauxhall I.E, Johnstown WREXHAM</b>	Detached industrial/warehouse with large secure yard, suitable for a variety of uses. <b>(FC)</b>	17,400/1617	NL	£40,000 pax
<b>Warehouse/Industrial Building Coed Aben Road WREXHAM IE</b>	Warehouse/industrial building in well established location, available on flexible terms, excellent central location on Wrexham Industrial Estate. <b>(FC)</b>	28,166/2617	NL	£30,000 pax
<b>Coed Aben Road WREXHAM IE</b>	Detached newly built industrial property on self-contained site, with expansion facility and planning consent for additional buildings. <b>(FC)</b>	GIA 3047/283	FS	£185,000
<b>Clywedog Road South, Wrexham Industrial Estate WREXHAM</b>	Site extending to 1.2 acres of development land, suitable for a variety of uses subject to planning. <b>(TJC)</b>	1.2 acres 0.49 ha	FS	Offers in the region of £150,000
<b>Former Arvin Meritor Rackery Lane LLAY I.E</b>	Well located/prominent site of interest to owner occupiers and developers, capable of sub division, comprising a high bay factory and detached warehouse. Land is available for development or storage. <b>(FC)</b>	up to 195,000 sq ft	NL	£2.00 per sq ft
<b>Unit 15 Maesbury Road OSWESTRY</b>	Showroom/trade warehouse premises on prominent self contained site along Maesbury Road. <b>(FC)</b>	13,603/1263.78	NL	On application
<b>Unit L Prestwich Trade Park, ATHERTON</b>	New industrial unit due for completion Spring 2009, available as a whole or in part on flexible terms. <b>(TJC)</b>	24,000/2229.67	NL	On application

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## **CHESTER & SURROUNDING REGION**

### **EVANS EASYSPEACE, CHESTER WEST EMPLOYMENT PARK MINERVA AVENUE, CHESTER**



#### *EVANS EASYSPEACE, CHESTER WEST EMPLOYMENT PARK MINERVA AVENUE, CHESTER*

UNIT	Sq ft	Rental Price on Application	Comment
34	1900	POA	Workshop
64	1000	POA	Workshop

#### *EVANS EASYSPEACE, NORTH ROAD, ELLESMERE PORT*

UNIT	Sq ft	Rental Price on Application	Comment
19	1525	POA	Workshop
21	1100	POA	Workshop
22	1275	POA	Workshop
32	1000	POA	Workshop

#### *EVANS EASYSPEACE, DEESIDE INDUSTRIAL ESTATE DEESIDE*

UNIT	Sq ft	Rental Price on Application	Comment
B1	2000	POA	Workshop
B4	1240	POA	Workshop
B10	1230	POA	Workshop

- Easy in / easy out, flexible terms, flexible space ●
- Modern Office and Workshop accommodation ●
- Excellent facilities and telecommunications ●

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**NEW DEVELOPMENTS  
CHESTER & SURROUNDING REGION**

**VENTURE POINT, CHESHIRE  
OFFICE/BUSINESS WORKSHOP SPACE**

**STANNEY MILL ROAD, ELLESMERE PORT, CH2 4RG**

- Modern Attractive Estate
- Business Workshop Units
- High Spec Office Suites
- On Site Parking

UNIT	TYPE	SQ FT	CAR SPACES	RENT (£)	RATEABLE VALUE (£)	BUDGET SERVICE CHARGE (£)	COMMENT
12	Workshop	1,659	4	6,636	12,750	332	Available
18	Workshop	2,689	7	10,756	14,000	538	Available



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# BORDERS INDUSTRIAL PARK



## ***Units 11-13 & 24-25*** ***Borders Industrial Estate, SALTNEY***

Industrial/office buildings of various sizes and modern design in a well established location. <b>(FC &amp; TJC).</b>	Unit 11 4705/437 Unit 12 2007/186 Unit 13 3316/291 Unit 24 2524/234 Unit 25 2774/258	NL/FS	On application  <b>UNDER OFFER</b> <b>UNDER OFFER</b>
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## **MODERN INDUSTRIAL ESTATES CHESTER & SURROUNDING REGION**

We set out below details of a number of industrial estates throughout the region providing a variety of unit sizes to suit a wide range of industrial requirements.

<b>ADDRESS</b>	<b>DESCRIPTION</b>	<b>SQ FT/SQ M</b>	<b>TENURE</b>	<b>PRICE/RENT</b>
<b>Lake Enterprise Pk BROMBOROUGH</b>	<b>On the instructions of Teesland IOG Property Management.</b> A range of industrial starter units within close proximity to the Croft Business Park and Bromborough's International Business Park. Lake Enterprise Park benefits from excellent road communications via the A41 leading to the national motorway network. <b>INCENTIVES AVAILABLE (TJC)</b>	(3) 2130/197.87 (9) 2086/193.8 (19) 1000/92.0 (21) 1000/92.0 (23) 1000/92.0 (29) 1000/92.9 (32) 527/48.9 (33) 1000/92.0 (35) 1000/92.0	NL NL NL NL NL NL NL NL NL	£13,500 pax £16,750 pax £7,500 pax £7,500 pax £7,500 pax £7,500 pax £3,950 pax £7,500 pax £7,500 pax
<b>Chesterbank Business Park River Lane, CHESTER</b>	A wide range of good quality units available on this estate. Available on flexible terms at reasonable rentals. <b>(FC/TJC)</b>	Units from 500/46  3d 4489/417.03 6a 2045/189.98 9e 16,500/1533.25	NL NL NL	On application  £12,000 pax £7,500 pax £1.00 psf
<b>Riverside Works Industrial Complex River Lane SALTNEY</b>	Former manufacturing distribution site providing substantial warehousing and manufacturing facilities. Suitable for a variety of purposes including owner occupation and break-up. <b>(FC/TJC)</b>	141,626/13,157.6 App 8.28 acres 3.35 ha	FS MAY LET	Offers in the region of £2.25 million
<b>River Lane Saltney, CHESTER</b>	Small plot of land 0.5 acres, suitable for storage only. <b>(TJC)</b>	0.5 acres	NL	£7,000 pax Outside L&T Act
<b>Tilston Court Borders Industrial Est River Lane SALTNEY</b>	<b>AVAILABLE AS A WHOLE OR WILL SPLIT</b> Modern industrial warehouse within secure yard. In excellent condition. Suitable for a variety of uses. Competitive terms available. <b>(FC)</b>	(a) 403.81/4346 (b) 186.80/2010 (c) 282.58/3042  Whole building 9898/873.19	NL	(a) £13,900 pax (b) £7,500 pax (c) £10,500 pax  £35,000 pax
<b>Industrial Development Land Borders II Ind Est SALTNEY</b>	Well located industrial development land 3 miles from Chester City Centre, well located adjacent to established industrial estates. Plots from ½ acre. <b>(TJC)</b>	4.35 acres (1.76 hectares) WILL SPLIT	FS	Offers in the region of £550,000 ½ acre plots from £75,000
<b>Storage Units Borders Ind Park SALTNEY</b>	A range of modern storage units on an established estate. <b>(TJC) Now available for sale also. Flexible licence</b>	From 350/32.5 to 1,400/130 Units 16 & 18	NL/MS	From £200 pcm plus VAT or £35,000 each
<b>2D Borders Ind Est River Lane SALTNEY</b>	<b>Income producing investment.</b> Modern end terrace unit with secure yard and parking, Occupied by tenant on FRI lease until 22 February 2013. <b>(TJC)</b>	2120/196.95	FS	Offers in the region of £120,000
<b>Units 2A&amp;B Borders Ind Estate River Lane SALTNEY</b>	Modern end terrace unit with secure yard and parking. Recently built warehouse on a popular industrial estate. Suitable for a variety of users. <b>(TJC)</b>	5042/468.40	LA	£24,000 pax

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## NORTH WALES

ADDRESS	DESCRIPTION	SQ FT/SQ M	TENURE	PRICE/RENT
<b>Canal Wood Ind Est. CHIRK</b>	Modern industrial warehouse/industrial units, ready for immediate occupation. <b>(TJC)</b>	(4) 1458/135.62	NL	£6,250 pax
<b>Glan Aber Trading Estate Vale Road RHYL</b>	Established trading estate on edge of Rhyl town centre. Offering a variety of industrial and office units together with some secure compounds. Available on flexible lease terms. <b>(FC/TJC)</b>	C2 Compound Unit 15 3,900/362.31 Unit 15b 366/34.00 Unit 4 1491/138.51 Unit 3b 838/77.85 Unit 2 4100/381.04 Or split Unit 2a 2050/190.52 Unit 2b 2050/190.52	NL NL NL NL FS/ML FS/ML FS/ML	£600 pax £11,700 pax £1,600 pax £6,710 pax £2,930 pax £220,000/ £16,400 £125,000/ £8,500 £125,000/ £8,500
<b>Unit 7 Bala Industrial Estate BALA</b>	Modern semi-detached unit with offices, well located on a popular estate. <b>(FC)</b>	4095/380.43	FS	£140,000
<b>Cibyn Industrial Estate Caernarfon GWYNEDD</b>	A well established industrial estate in Caernarfon, the area of North West Wales. The estate having a number of major occupiers. <b>(FC/TJC)</b>	(1B offices) 1274/118.42 (IG) 3502/352.33 <b>(27) 3052/283.53</b> (36) 1614/149.94 (37) 1614/149.94	NL NL <b>NL</b> NL NL	£6,750 pax £8,750 pax <b>£10,750 pax U/O</b> £7,000 pax £7,000 pax
<b>Gaerwen Industrial Est Gaerwen ANGLESEY</b>	A well established industrial estate along the A5 with a number of major companies already in occupation. <b>(FC/TJC)</b>	(11) 2998/278.5 (15) 1,500/139.35 (34) 2736/254.17	NL NL NL	£13,500 pax £6,000 pax £11,950 pax
<b>Penrhyn House Unit 5 Llandegai IE BANGOR</b>	Detached industrial investment building with offices and yard, prominently located on popular industrial estate. Currently let to Nationwide Windows (UK) Ltd at a rental of £30,000 pax from 25 March 2011. <b>(TJC)</b>	10,744/998.5	FS	Offers in the region of £350,000
<b>Llandegai Ind Est BANGOR</b>	A well established industrial estate along the A5 with a number of major companies already in occupation. <b>(FC/TJC)</b>	(20) 1061/98.57 (10) 1451/134.80	NL NL	£5,950 pax £8,000 pax
<b>Unit 4b Llandegai I.E BANGOR</b>	Modern detached industrial building with offices. Prominently located on this popular industrial estate close to trade counter occupiers. <b>(TJC)</b>	5070/471.18	FS/NL	£175,000 £22,500 pax <b>UNDER OFFER</b>
<b>Unit 7 Llandegai I.E BANGOR</b>	Fully refurbished high quality trade counter unit, with yard and capable of sub-division, with secure yard. Flexible terms. <b>(TJC)</b>	7231/672.02	NL	£4.95 psf
<b>Plot 23 Llandegai Ind Est BANGOR</b>	Three proposed trade counter/light industrial units on popular estate. Designed to a high specification and available on flexible terms. <b>(TJC)</b>	(1) 5,000/464.50 (2) 5,000/464.50 (3) 5,000/464.50	NL	£4.00 per sq ft
<b>Unit 1, Llandudno Junction IE LLANDUDNO</b>	Refurbished detached industrial/ warehouse unit on popular fully let well connected estate, with hard standing two storey offices within. <b>(TJC)</b>	10,105/939.12	NL	£4.00 per sq ft <b>UNDER OFFER</b>
<b>2-3 Llandudno Junction IE LLANDUDNO</b>	A terrace of modern industrial units which can be further sub-divided or available as a whole. <b>(TJC)</b>	5914/549.41	NL	£25,000 pax
<b>4-5 Llandudno Junction IE LLANDUDNO</b>	A terrace of modern industrial units which can be further sub-divided or available as a whole. <b>(TJC)</b>	5914/549.41	NL	£25,000 pax

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**IMPORTANT NOTES**

- \* All properties contained in this list are offered subject to contract and availability.
- \* This list provides brief details only of each property and it is recommended that full particulars are requested for if the property is likely to be of interest.
- \* THE INFORMATION GIVEN IS CONFIDENTIAL AND THE STAFF OF SOME OF THESE PROPERTIES ARE UNAWARE OF THE IMPENDING DISPOSAL. IT IS THEREFORE ESSENTIAL THAT ALL ARRANGEMENTS TO VIEW THE PREMISES BE MADE THROUGH BERESFORD ADAMS COMMERCIAL OR THEIR JOINT AGENTS.
- \* These particulars do not constitute and offer, or contract, or any part thereof, and none of the statements contained in the particulars as to the property are to be relied on as a statement or presentation of fact. An intended purchaser must satisfy himself/herself by inspection or otherwise, as to accuracy of the statements herein. Such statements are made in good faith, but without the responsibility on the part of Beresford Adams Commercial, or the vendor.
- \* The vendor does not make or give any representation or warranty in respect of this property. In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail. The terms, Vendors and Purchaser, shall where the context requires, be deemed to refer to the Lessor and Lessee respectively.
- \* Ingoing tenants or purchasers will be responsible for payment of all legal fees, including those of the landlords, unless otherwise specified.
- \* All rents quoted are exclusive of rates, service charge, VAT and any other outgoings. Premiums and freehold prices are exclusive of VAT.
- \* All dimensions and floor areas are approximate and for guidance purposes only. All plans supplied are provided solely to assist in identification of the property.
- \* Information on tenure of tenancies has been provided by us in good faith by the vendor/lessor of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors.
- \* All information on the availability of main services is based on information supplied by the vendor/lessor. All other statements regarding installations do not warrant the condition or serviceability of the installations referred to.
- \* Please note that Uniform Business Rates payable will alter with effect from April each year, this information should be checked with the relevant authority.

Tenure/Business Abbreviations				Area Abbreviations			
NL	New Lease	LA	Lease Assignment	GFS	Ground floor sales	B	Basement
FFS	Freehold for sale	FFS-ML	Freehold for sale – May let	UF	Upper floors	GFA	Ground floor ancillary
F&F	Fixtures & Fittings	TL-MS	To let – May sell	RLS	Row level sales	TA	Total area
SAV	Stock at Valuation	*	<b>Denotes new instruction</b>				

**IMPORTANT NOTICE**

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

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers of 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 of 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 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.

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# SEARCH AND ACQUISITION SERVICE

## Introduction

As an independent regional commercial agency practice, we are fully informed of the availability of properties and are well aware of market transactions. We are therefore not only able to advise upon the availability of premises but also to negotiate the most competitive terms on an occupant's behalf, particularly in the current market.

Our search and acquisition service can be tailored to suit an occupiers specific requirements, our service comprises the following:-

## Search & Acquisition Service

- To undertake a comprehensive mailing of Agencies, Local Authorities, Developers and existing occupants within the area of search and to compile a "short-form" schedule of available premises.
- To advise as to value and report on the preferred property including full property acquisition service such as planning and lease terms.
- To identify and select a short list of suitable properties for your further consideration.
- To implement a full advertising campaign if necessary within an agreed budget.
- To inspect the preferred property in detail, including measurement of lettable floor space.
- To negotiate the best possible acquisition on your behalf and to consider structuring of the acquisition to best suit your Company's needs.
- To maintain a full watching brief in the market for a "first reserve" property.
- To liaise with Solicitors in advising upon the detailed lease terms and negotiations.

## Commission

An initial search fee to be agreed plus VAT will be payable upon completion of our initial schedule of available space.

If we continue with the acquisition procedure our final fee will be based upon 10% of the annual rental or 1% of a freehold price, as stated in our General Terms and Conditions for Agency Business available on request. Alternatively an incentive-based "competitive" fee may be negotiated, as appropriate. This fee is payable upon exchange of contracts.

The initial search fee to be agreed plus VAT will be deducted from our final acquisition fee as and when it becomes payable. You will be responsible for any pre-agreed disbursements and marketing costs.

## Additional Services

We are able to provide a full range of important further advice including structural surveys, Schedules of condition/dilapidations which can be undertaken by our specialist Building Consultancy Division and specialist Rating or Planning advice is similarly available from our in-house Departments on an additional, separate fee basis to be agreed.

**Contact Justin Rice-Jones, Fraser Crewe or Tom Creer**

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## COMMERCIAL PROPERTY USE CLASSES

USE CLASSES	USE/DESCRIPTION OF DEVELOPMENT	PERMITTED CHANGE
<b>A1</b> Shops	Shops, Retail Warehouses, Post Offices, Ticket and Travel Agents, Hairdressers, Funeral Director & Undertakers, Domestic Hire Shops, Dry Cleaners, Sandwich Bars – Sandwiches or other cold food purchased and consumed off the premises, Internet Cafes and Cyber Cafes.	<b>No Permitted Change except to mixed use as a shop and single flat and vice versa</b>
<b>A2</b> Financial & Professional Services	Financial Services (Banks, Building Societies and Bureau de Change), Professional Services (excluding Health or Medical Services) (Estate Agents and Employment Agencies). Other Services – Betting Shops. Principally where services are provided to visiting members of the public.	<b>A1 (where there is a ground floor display window) plus as above</b>
<b>A3</b> Restaurants and Cafes	Restaurants, Snack Bars and Cafes – Use for the sale of food for consumption on the premises.	<b>A1 or A2</b>
<b>A4</b> Drinking Establishments	Use as a Public House, Wine-Bar or other Drinking Establishment. The primary purpose is the sale and consumption of alcoholic drink on the premises.	<b>A1, A2 or A3</b>
<b>A5</b> Hot Food Takeaway	Use for the sale of hot food for consumption off the premises.	<b>A1, A2 or A3</b>
<b>B1</b> Business	(a) Offices other than in a use within Class A2 (Financial and Professional Services). (b) Research and Development – Laboratories, Studios (c) Light Industrial	<b>B8 (where no more than 235 sq m)</b>
<b>B2</b> General Industrial	General Industry (Other than Classified as in B1). The former 'Special Industrial' Use Classes B3-B7, are all now encompassed in the B2 Use Class.	<b>B1 (unlimited) or B8 (where no more than 235 sq m)</b>
<b>B8</b> Storage or Distribution	Storage or Distribution Centres.	<b>B1 (where no more than 235 sq m)</b>
<b>C1</b> Hotels	Hotels, Boarding Houses & Guest Houses. Development falls within this class if 'no significant element of care is provided'.	<b>No Permitted Change</b>
<b>C2</b> Residential Institutions	Hospitals, Nursing Homes, Residential School and Training Centres. Use for the provision of residential accommodation and care to people in need of care	<b>No Permitted Change</b>
<b>C2A</b> Secure Residential Institution	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.	<b>No Permitted Change</b>
<b>C3</b> Dwellinghouses	Dwellings for individuals, families or not more than six people living together as a single household.	<b>No Permitted Change</b>
<b>D1</b> Non-Residential Institutions	Medical & Health Services, Creche, Day Nursery, Day Centres, Museums, Public Halls, Libraries, Art Galleries, Exhibition Halls, Non-residential Education and Training Centres, Places of Worship, Church Halls, Law Courts.	<b>No Permitted Change</b>
<b>D2</b> Assembly & Leisure	Cinemas, Concert Halls, Sports Halls, Swimming Baths, Skating Rinks, Gymnasiums, Bingo Halls, Other Indoor and Outdoor Sports and Leisure Uses, not involving motorised vehicles or firearms.	<b>No Permitted Change</b>
<b>Sui Generis</b>	There are many uses that are not specifically categorised by the four main use classes. These uses are classified as sui generis. For example: Petrol Stations, Retail Warehouse Clubs, Amusement Arcades, Launderettes, Taxi or Vehicle Hire Businesses & the Selling and Displaying of Motor Vehicles, Nightclubs, Theatres, Hostels, Builders Yards, Scrap Yards, Casinos.	<b>No Permitted Change (except Casinos: permitted change from Sui Generis to D2)</b>

Use Classes order 1987 – including amendments of 2005 and 2006. This summary provides a guide to the Use classes order in England, and does not purport to be comprehensive. The Use Classes Order can be subject to interpretation and amendment and we would recommend professional advice is taken if in doubt.

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## ENGLAND 2011

### 2010 Rating List – Facts & Figures

ENGLAND – Uniform Business Rates (excl London)		
Rate Year	Large	Small (RV < £ 18,000)
2010/11	41.4p	40.7p
2011/12	43.3p	42.6p
2012/13	45.5p	44.8p
2013/14	47.0p	46.3p
2014/15	48.6p	47.9p

#### Small Business Rates Relief

Only businesses that qualify for Small Business Rates Relief (SBRR) have the Small UBR used in their liability calculations. All other properties are assessed using the large UBR.

A business can apply for SBRR if the aggregate of the Rateable Value (RVs) of its properties are below £18,000 (£25,000 in London) and only one property is assessed at above RV £2,599. Those with a Rateable Value below £6,000 will receive 100% rate relief up until 30 September 2012, 50% thereafter. This relief is then reduced on a sliding scale of 1% for every £120 in rateable value between £6,001 and £12,000. Properties with an RV between £12,000 and £17,999 (£25,499 in London) are charged at the Small Business Multiplier.

#### Empty Properties

From 1 April 2011, the threshold at which empty properties become liable to pay rates drops from £18,000 to £2,600.

#### Transitional Relief Scheme

The Transitional Relief Scheme limits for the 2010 Rating List are set out below. It is clear that businesses with large properties face bigger charges in order to subsidise smaller businesses. A small business is classified as any assessment which is under £18,000 outside London and £25,000 inside. It should be noted that the Business Rates Supplement is not subject to the transitional scheme.

Transitional Relief Scheme				
Rate Year	Caps on Increases		Caps on Decreases	
	Large	Small	Large	Small
2010/11	12.5%	5%	4.6%	20%
2011/12	17.5%	7.5%	6.7%	30%
2012/13	20%	10%	7.0%	35%
2013/14	25%	15%	13%	55%
2014/15	25%	15%	13%	55%

## WALES 2011

### 2010 Rating List – Facts & Figures

WALES – Uniform Business Rates (UBR)	
Rate Year	All Properties
2010/11	40.9p
2011/12	42.8p
2012/13	45.0p
2013/14	46.5p
2014/15	48.1p

#### Uniform Business Rate

The Welsh Assembly announced the UBR for 2011 would be at the full RPI increase. Unlike England, there is no separate UBR supplement for large properties. The UBR is set annually, and normally only adjusted by the prevailing RPI inflation rate as at September. In the event that there is a loss in total liability collected as a result of changes to the Rating List then the Government have the ability to increase the UBR in the following year to make good the shortfall.

#### Transitional Arrangements

There is no transitional relief scheme in Wales for the 2010 List.

#### Small Property Relief

Small property relief was introduced from 2007/2008 in Wales for the first time. Unlike England, the relief is automatic and applies provided the assessment is below the required threshold. For assessments between Rateable Value (RV) £2,000 and £4,999 a 25% discount will apply. For assessments less than RV £2,000 a 50% discount will apply.

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