



www.bacommercial.com

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DEVELOPMENT/INVESTMENT OPPORTUNITIES



Commercial Sales and Lettings
Commercial Property Acquisitions
Valuations for Loan Security Purposes
Valuation for Taxation and Insurance
Rent Review, Lease Renewal Negotiations and Arbitrations
Commercial Property Management
Commercial Rating Appeals and Advice
LPA Receiverships
Schedules of Condition & Dilapidations

MISCELLANEOUS
CHESTER & SURROUNDING REGION

INVESTMENTS

ADDRESS	DESCRIPTION	SQ FT/SQ M	TENURE	PRICE/RENT
11a Lower Bridge St CHESTER	3 storey period office building at Row Level and above. Available with vacant possession or as an investment. Presented to a high standard and suitable for a variety of users. (TJC)	1607/149.29	FS	£350,000
2D Borders Ind Est River Lane SALTNEY	Income producing investment. Modern end terrace unit with secure yard and parking, Occupied by tenant on FRI lease until 22 February 2013. (TJC)	2120/196.95	FS	Offers in the region of £120,000
*17 Market Street ABERGELE	Good sized shop in main street let to Lloyds Pharmacy at £8,500 pax. 2 one bed flats over, vacant but with potential for further £8,400.	924/85.8	FH	£175,000 ono
9-11 Holyhead Road BANGOR	Substantial ground floor retail premises with storage, four residential student flats producing circa £47,000 pa (gross) with 14 bedrooms. (TJC)	1270 Plus 4 flats	FS	Offers in the region of £450,00
Penrhyn House Unit 5, Llandegai IE BANGOR	Detached industrial investment building with offices and yard. Currently let to Nationwide Windows (UK) Ltd at a rental of £30,000 pax from 25 March 2011. (TJC)	10,744/998.5	FS	Offers in the region of £350,000
91/91a & 95/95a Dicksons Drive NEWTON	A retail/flat investment in a popular Chester suburb, comprising two shops and two long leasehold flats. (JRJ)		FH	£150,000 no VAT

DEVELOPMENT PROPERTIES

ADDRESS	DESCRIPTION	SQ FT/SQ M	TENURE	PRICE/RENT
Former Brazier Bros Dock Street ELLESMERE PORT	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
Development Land, Clywedog Rd South, WREXHAM	A rare opportunity to acquire an individual development site. Suitable for a variety of commercial uses subject to planning. (TJC)	1.2 acres	FS	£150,000
Industrial Development Land Borders II Ind Est SALTNEY	Well located industrial development land 3 miles from Chester City Centre, well located adjacent to established industrial estates. Plots from ½ acre. (TJC)	4.35 acres (1.76 hectares) WILL SPLIT	FS	Offers in the region of £550,000 ½ acre plots from £75,000
Industrial Development Land Coed Aben Rd WREXHAM IE	Development land in excellent location on Wrexham Industrial Estate, suitable for office, industrial, warehouse/trade counter development. (FC)	1.38 acres	FH	£150,000 PRICE REDUCED

BUSINESSES FOR SALE

ADDRESS	DESCRIPTION	SQ FT/SQ M	TENURE	PRICE/RENT
Sealand Road Fish & Chips 8-10 Sealand Road CHESTER	An established highly regarded freehold business premises on main arterial road. Well equipped to include extensive fixtures and fittings. Ground floor retail, including 4 bed family house plus attic rooms. (JRJ) J/A Hart & Co, Chester	679/63.0 4 bed family integral house	FS	£395,000

For more information on all our properties visit www.bacommercial.com

BUSINESS SPACE TO LET

ADDRESS	DESCRIPTION	SQ FT/SQ M	TENURE	PRICE/RENT
Waterways Garden Centre, Holt Road WREXHAM	Retail concessions available within well established garden centre. Internal and external space available. (TJC)	On application		Licence basis On application
Childrens Day Nursery/Creche Within West Cheshire College Ellesmere Port Campus	Purpose built childrens day care facility with self-contained garden/play area. Previously licenced for up to 90 children. Available on flexible terms at a reasonable rental. (TJC)	1771/164.53	NL	£25,000 pax UNDER OFFER

LEISURE

ADDRESS	DESCRIPTION	SQ FT/SQ M	TENURE	PRICE/RENT
Former Day Spa Limes Lane, HIGHER WHITLEY	Former farm buildings converted to Day Spa and Cottage, pleasant rural location with ample parking. Suitable for a variety of uses subject to planning. (TJC)	3887/361.17	FH	£375,000

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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	*	Denotes new instruction				

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

General email: all@bacommercial.com

Website: www.bacommercial.com

Justin Rice-Jones: jrj@bacommercial.com

Fraser Crewe: fc@bacommercial.com

Tom Creer: tjc@bacommercial.com

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COMMERCIAL PROPERTY USE CLASSES

USE CLASSES	USE/DESCRIPTION OF DEVELOPMENT	PERMITTED CHANGE
A1 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.	No Permitted Change except to mixed use as a shop and single flat and vice versa
A2 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.	A1 (where there is a ground floor display window) plus as above
A3 Restaurants and Cafes	Restaurants, Snack Bars and Cafes – Use for the sale of food for consumption on the premises.	A1 or A2
A4 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.	A1, A2 or A3
A5 Hot Food Takeaway	Use for the sale of hot food for consumption off the premises.	A1, A2 or A3
B1 Business	(a) Offices other than in a use within Class A2 (Financial and Professional Services). (b) Research and Development – Laboratories, Studios (c) Light Industrial	B8 (where no more than 235 sq m)
B2 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.	B1 (unlimited) or B8 (where no more than 235 sq m)
B8 Storage or Distribution	Storage or Distribution Centres.	B1 (where no more than 235 sq m)
C1 Hotels	Hotels, Boarding Houses & Guest Houses. Development falls within this class if 'no significant element of care is provided'.	No Permitted Change
C2 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	No Permitted Change
C2A 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.	No Permitted Change
C3 Dwellinghouses	Dwellings for individuals, families or not more than six people living together as a single household.	No Permitted Change
D1 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.	No Permitted Change
D2 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.	No Permitted Change
Sui Generis	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.	No Permitted Change (except Casinos: permitted change from Sui Generis to D2)

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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