

107 FORYD ROAD  
KINMEL BAY, LL18 5LU



## TO LET/FOR SALE

- Ground floor lock-up shop
- 709 sq ft / 65.87sq m
- Prominent location

### Chester

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

T 01244 351212

E [enquiries@bacommercial.com](mailto:enquiries@bacommercial.com)

### North Wales

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

T 01745 330077

W [www.bacommercial.com](http://www.bacommercial.com)

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### LOCATION

The shop is located in a prominent position fronting on to the coast road and close to Asda in Kinmel Bay.

The shop can be more readily identified from the attached plan.

### DESCRIPTION

The shop comprises a ground floor lock up shop with rear WC.

### ACCOMMODATION/AREAS

65.87 sq m (709 sq ft )

### RENTAL

£10,000 pax

### PRICE

Offers invited in the region of £110,000.

### RATES

The VOA website confirms the property has a Rateable Value of £8,100.00

Interested parties are advised to contact the Local Rating Authority, Flintshire County Borough Council, Business Rates Department 01352 704848.

### EPC

The Energy Performance Asset Rating for this property is E – 137

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

### VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

### 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 inc Wild Commercial Property Chester 01244 351212

Dan Wild [dan.wild@bacommercial.com](mailto:dan.wild@bacommercial.com)

### SUBJECT TO CONTRACT

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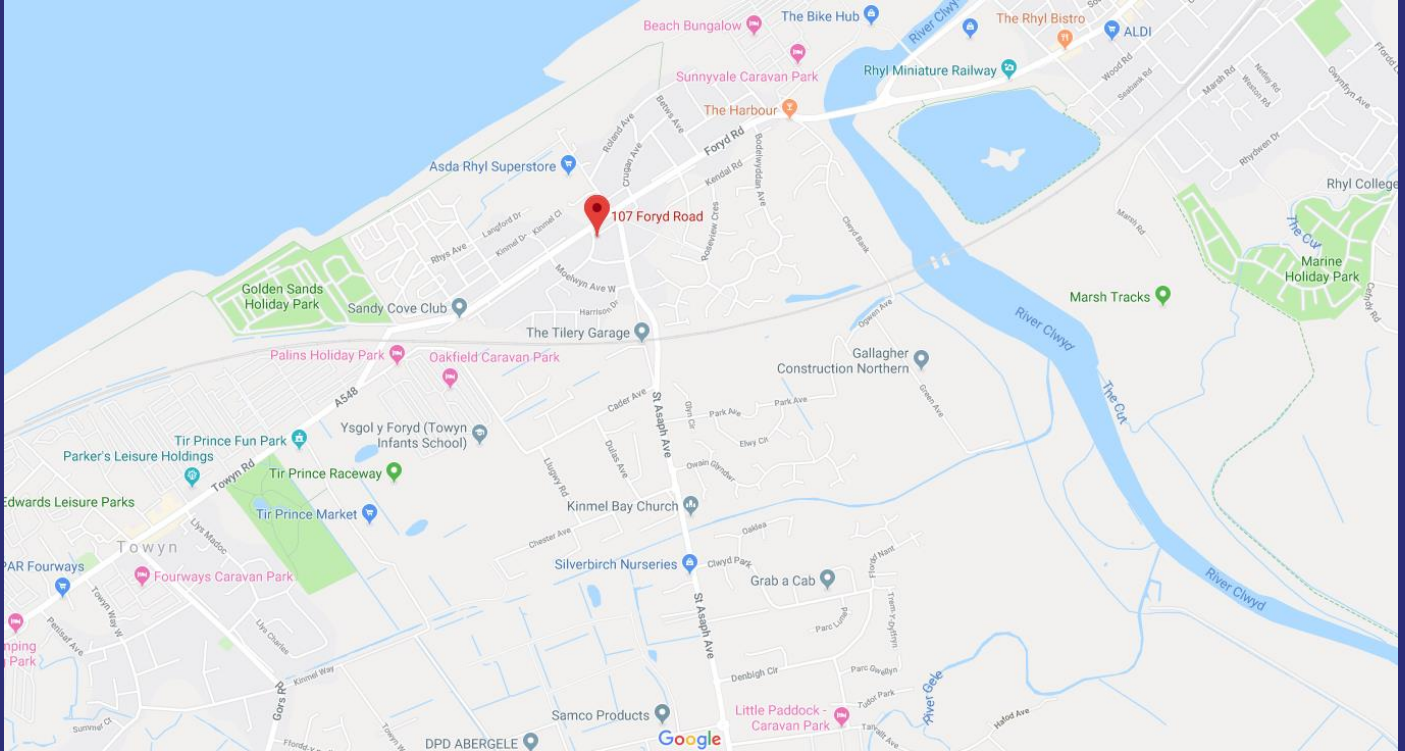
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