

UNITS 8 & 9, THE OLD CREAMERY STATION ROAD, MOCHDRE, LL28 5EF

TRADE COUNTER/INDUSTRIAL INVESTMENT FOR SALE

- Strong location on established Trade Park
- Passing rental £27,300 pax
- £350,000
- 7.55% Net Initial Yield after usual purchase costs



Chester

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

T 01244 351212

E enquiries@bacommercial.com

North Wales

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

T 01745 330077

W www.bacommercial.com

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LOCATION

The unit is located in the Old Creamery Industrial Complex in Mochdre, Conwy.

Mochdre is approximately 4 miles east of Conwy, 2.5 miles east of Llandudno Junction and 2 miles to the west of Colwyn Bay. The Old Creamery is approached from Conwy Road via Ffordd Orsaf. The A55 lies immediately to the north and is accessed via J19 and 20.

The A55 (North Wales Expressway) connects Chester to Holyhead and is a primary dual carriageway route across North Wales connecting the area to the wider motorway network and the North West.

Please refer to location plan.



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DESCRIPTION

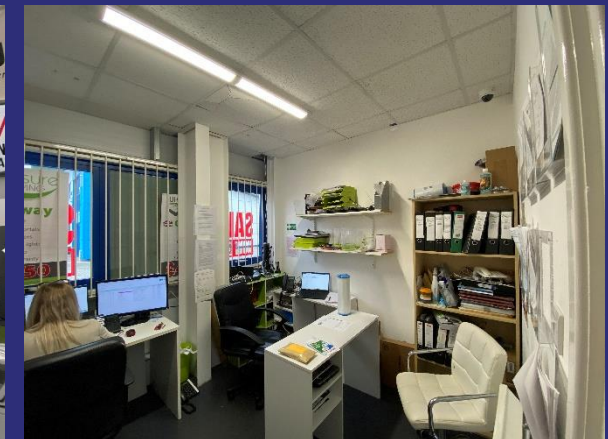
The property forms part of the Old Creamery, a development of modern trade – warehouse and light industrial units.

The property is located within a self contained site, comprising a series of eleven detached, semi detached, terrace and end terrace industrial buildings.

The property is available for sale, comprising a mid terrace and end terrace property, with a side gable exposure to Station Road.

A brief specification includes the following:-

- Steel frame construction
- Profile steel sheeting to the elevations and roof
- Sectional loading doors – electrically operated
- Feature glazed entrances
- Three phase electricity
- Part LED light fittings
- Disabled w/c & kitchen facilities
- Car parking



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ACCOMMODATION/AREAS

The property has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
Unit 8	192.19	2,068
Unit 9	187.27	2,015
Total GIA	379.46	4,083

TENURE

The properties are held long leasehold on 999 years from 2 August 2011 at a peppercorn rental plus service charge, which is recharged to the tenants.

TENANCIES

Units 8&9 are let to Carbon Zero Renewables Ltd and UK Leisure Living Ltd trading from both units as Hot Tubs North Wales & Cheshire.

UNIT	TENANT	LEASE TERM	RENTAL
Unit 8	Carbon Zero Renewables Ltd	9/08/2017 For a term of 5 years	£14,000 pax
Unit 9	UK Leisure Living Ltd	26/05/2020 For a term of 3 years	£13,300 pax

Both leases are on the basis of Full Repairing and Insuring Terms and are excluded from the 1954 Landlord & Tenant Act.

PURCHASE/PRICE

The property is available to purchase at a price of £350,000 which equates to a net initial yield of 7.5%, after considering usual purchasers' costs.

SERVICES

All mains services are understood to be available or connected to the property subject to statutory regulations and the property has a Three Phase Electrical Supply.

EPC

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

RATES

Interested parties are advised to contact the local Rating Authority, Conwy Borough Council, Business Rates Department.

VAT

The property will be treated as a TOGC.

LEGAL COSTS

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

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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 agent's BA Commercial, Chester 01244 351212. Ref: April21

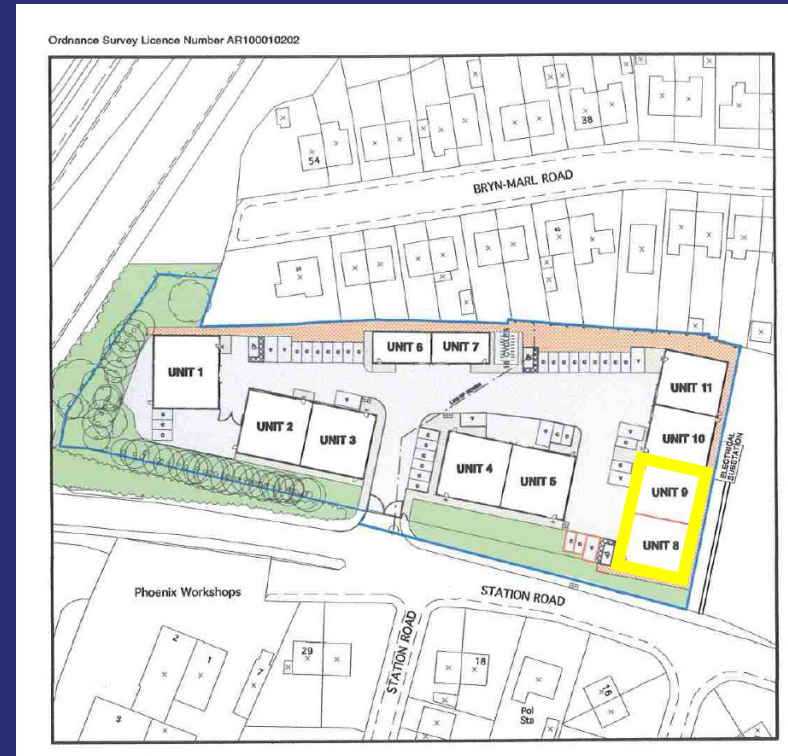
fraser.crewe@bacommercial.com

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PLAN

(Outlined yellow)



IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial 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 BA 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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