

OFFICES AT THE OLD MILL, TAYNA BUSINESS PARK, HIGH STREET, ABERGELE, LL22 7AR



TO LET

- Upper Storey Office Accommodation
- Town Centre Location- Close to A55 Junction
- Dedicated Car Parking
- Extending to 241.16 Sq M (2,596 Sq Ft)
- £10,000

Chester

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

T 01244 351212

E enquiries@bacommercial.com

W www.bacommercial.com

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LOCATION

The property is located on the edge of the coastal town of Abergele and is within 200 yards of the town centre.

Abergele is a popular location prominently located alongside the A55 Expressway and is accessed via Junctions 23A and 24, some 28 miles West of Chester.

Please refer to location plan

DESCRIPTION

The available accommodation is located at first and second floor of a former Mill, that has been converted to an office building constructed of brick/blockwork elevations.

The property is accessed via an external staircase from the car park leading to a common entrance, providing wc facility, fitted with a shower.

The first-floor accommodation is currently utilised as storage, but can be converted to provide open plan space as per the second floor above. The second floor above has been refurbished and provides a good standard of open plan office accommodation, with a modern specification, incorporating the following:

- Open plan
- Heating and cooling system
- Power sockets
- LED lighting
- Kitchen
- Double glazed UPVC windows

ACCOMMODATION/AREAS

The property has been measured up in accordance with the RICS Code of Measuring Practice as follows:

	SQ M	SQ FT
First	115.27	1,241
Second	125.89	1,355
Total	241.16	2,596

RENTAL

£10,000 pax.

SERVICE CHARGE

A service charge is payable to cover the maintenance costs of the common areas of the building.

LEASE

The property is available on new lease terms to be agreed, further details on application.

RATES

The VOA website confirms the property has a Rateable Value as follows:

First Floor	£3,150
Second Floor	£6,300

Interested parties are advised to contact the Local Rating Authority's Business Rates Department.

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

VAT

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

EPC

An Energy Performance Certificate is currently in the process of preparation.

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.

Chester

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North Wales

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CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: July21

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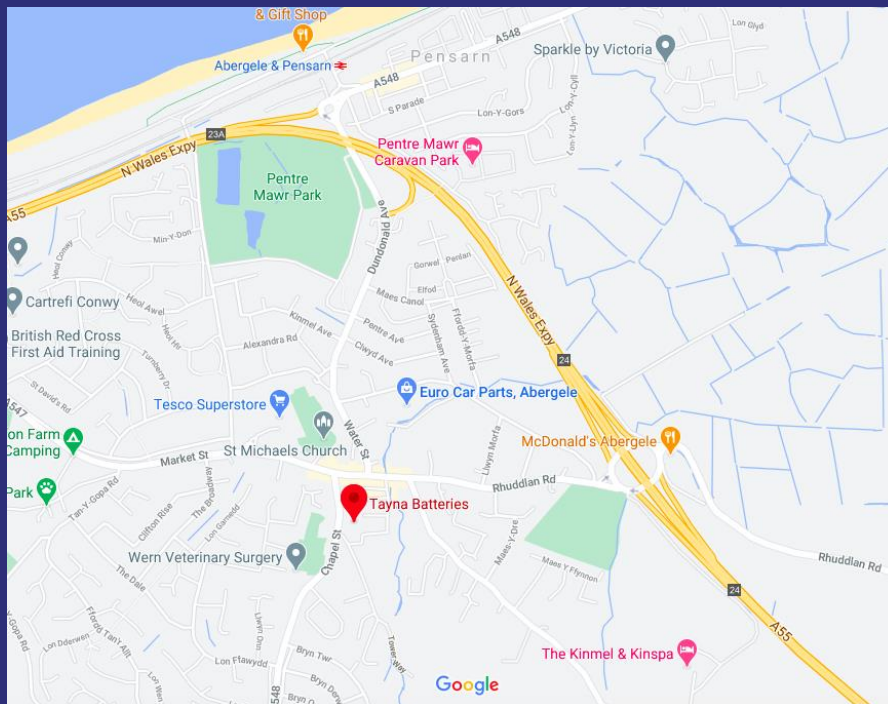
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SUBJECT TO CONTRACT



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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.
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