

UNIT 15, GLAN ABER TRADING ESTATE, VALE ROAD, RHYL, LL18 2PL



TO LET

- Industrial/Business Unit
- Established Trade Location
- 362.32 Sq M (3,900 Sq Ft)
- £23,400 Pax

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

UNIT 15, GLAN ABER TRADING ESTATE, VALE ROAD, RHYL, LL18 2PL

LOCATION

The subject premises are located in the popular North Wales resort town of Rhyl which is approximately 33 miles to the west of Chester.

Glan Aber Trading Estate is a well-established business location with a number of local and regional occupiers including Plumb Centre and Dulux Paints.

Vale Road is one of the main arterial roads leading into the town centre of Rhyl providing direct access via the A525 to the A55 North Wales Expressway and in turn the North West and east of Wales, North West of England and the motorway network beyond.

Please refer to location plan

DESCRIPTION

The property comprises part of Westfield House and is constructed of steel frame with brick/blockwork elevations beneath a pitched roof.

The property is self-contained with a dedicated pedestrian access within the front elevation leading to a customer area/waiting room, with office off, and then access to the rear workshop which incorporates ancillary accommodation, including kitchen/mess room, secure store and lavatories.

The property benefits from a rear sliding door access with dimensions of 3.65m wide x 2.93 height.

The property has a three-phase electricity supply.

ACCOMMODATION/AREAS

SQ M	SQ FT
362.32	3,900

RENTAL

£23,400 per annum exclusive.

LEASE

The property is available by way of a new lease on the basis of tenants Full Repairing and Insuring covenants.

RATES

The VOA website confirms the property has a Rateable Value of £14,500.

Interested parties are advised to contact the Local Rating Authority.

EPC

The Energy Performance Asset Rating for this property is E – Certificate Reference Number: 0990-0732-0599-3494-3006.

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.

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.

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

UNIT 15, GLAN ABER TRADING ESTATE, VALE ROAD, RHYL, LL18 2PL

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.

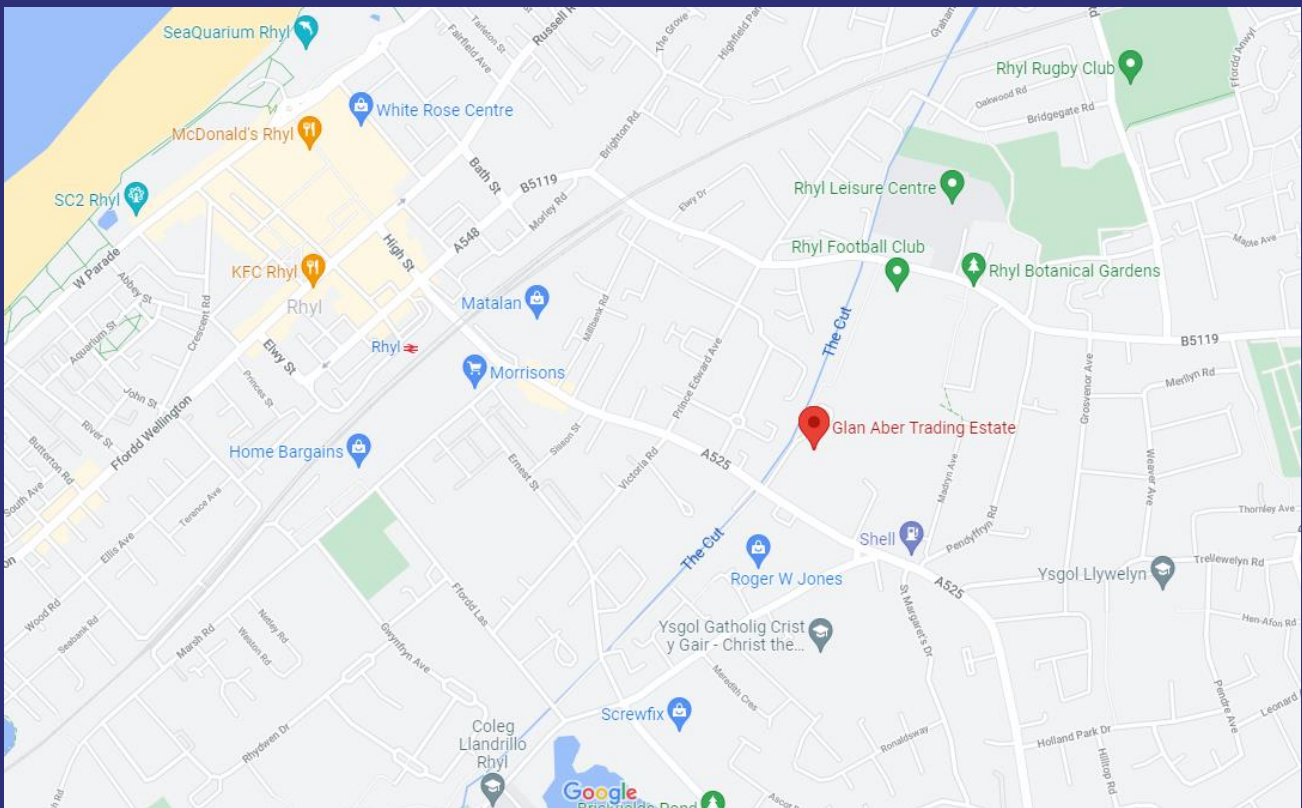
VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: HCSEP21

howard.cole@bacommercial.com
07387 647578

tom.hill@bacommercial.com
07984 225241

SUBJECT TO CONTRACT



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.

Reproduced by the courtesy of the Controller of HMSO. Crown copyright reserved. Licence No. ES73291E

