

GATEWAY SERVICES A55 WESTBOUND NORTHOP HALL, CH7 6HB

FOR SALE PRICE REDUCED

- Roadside investment
- Adjacent to A55 North Wales Expressway
- Adjoining occupiers include:
McDonalds
Holiday Inn
OK Diner
Shell Petrol Filling Station
- Purchase Price £450,000



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

GATEWAY SERVICES A55 WESTBOUND NORTHOP HALL, CH7 6HB

LOCATION

Gateway Services is located immediately adjacent to the A55 - North Wales Expressway, between Junctions 33A and 33B.

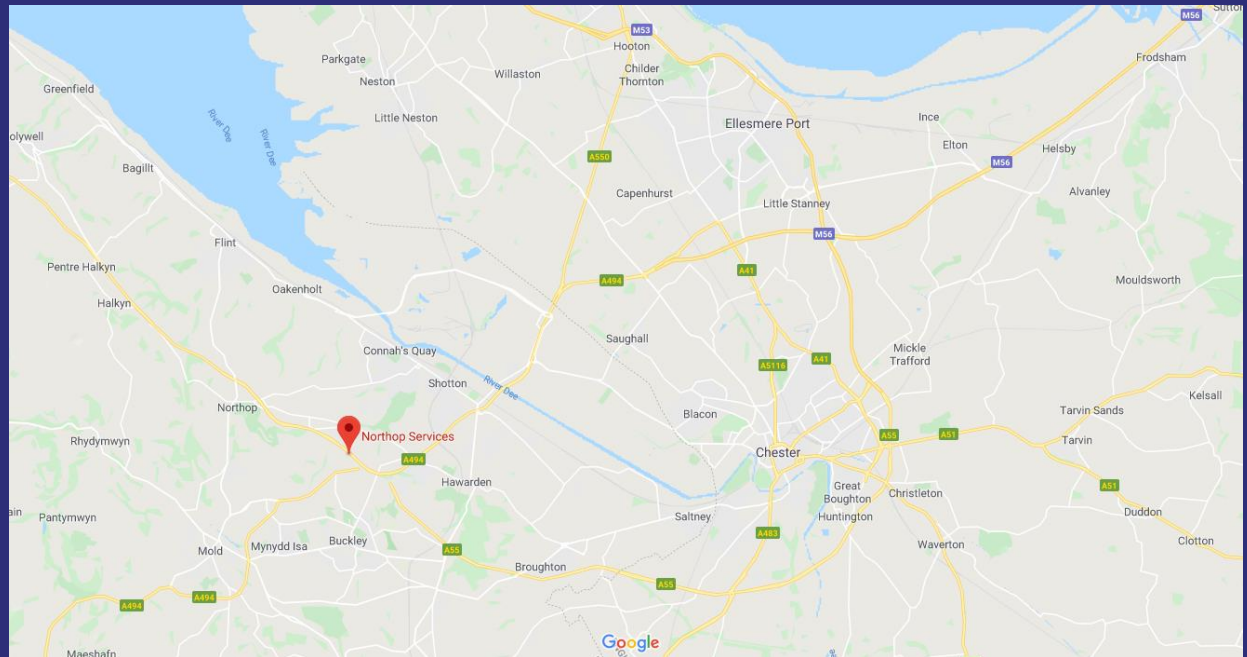
The A55 North Wales Expressway is the principal route to Ireland via Holyhead.

The North Wales Expressway is regarded as one of the major roadways in Britain, linking the entire North Wales coast to the Motorway Network via the M53/M56.

Gateway Services have the following occupiers:

- Holiday Inn
- McDonalds
- Costa Coffee
- Shell Service Station
- OK Diner

Please refer to location plan.



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

GATEWAY SERVICES A55 WESTBOUND NORTHOP HALL, CH7 6HB

DESCRIPTION

The property comprises an elevated plot within the established Gateway Services adjacent to the A55 Westbound, Northop Hall. The property comprises a purpose built single storey detached retail outlet.

The property provides two retail units, one let to Icoffee Limited, the second unit is vacant.

The property is accessed via a central shared entrance with lavatory accommodation to the rear.

Costa have their standard high quality fit out specification – please refer to photographs.

The vacant unit is currently completed to shell specification and ready for fit out.

ACCOMMODATION/AREAS

The properties have been measured in accordance with the RICS Code Of Measuring Practice:

Unit	Sq m	Sq ft
Icoffee	112.16	1,207
Vacant	95.00	1,024

In addition the properties benefit from sufficient on-site car parking with approximately 30 spaces included.

LEASE DETAILS

The tenanted unit is let to Icoffee Limited on the basis of a Full Repairing & Insuring lease dated 9 May 2008 for a term of 15 years at a rental of £36,450.

SERVICE CHARGE

The property is subject to a service charge arrangement and full details can be provided.

RATEABLE VALUES

The VOA website confirms the properties have a Rateable Value of:

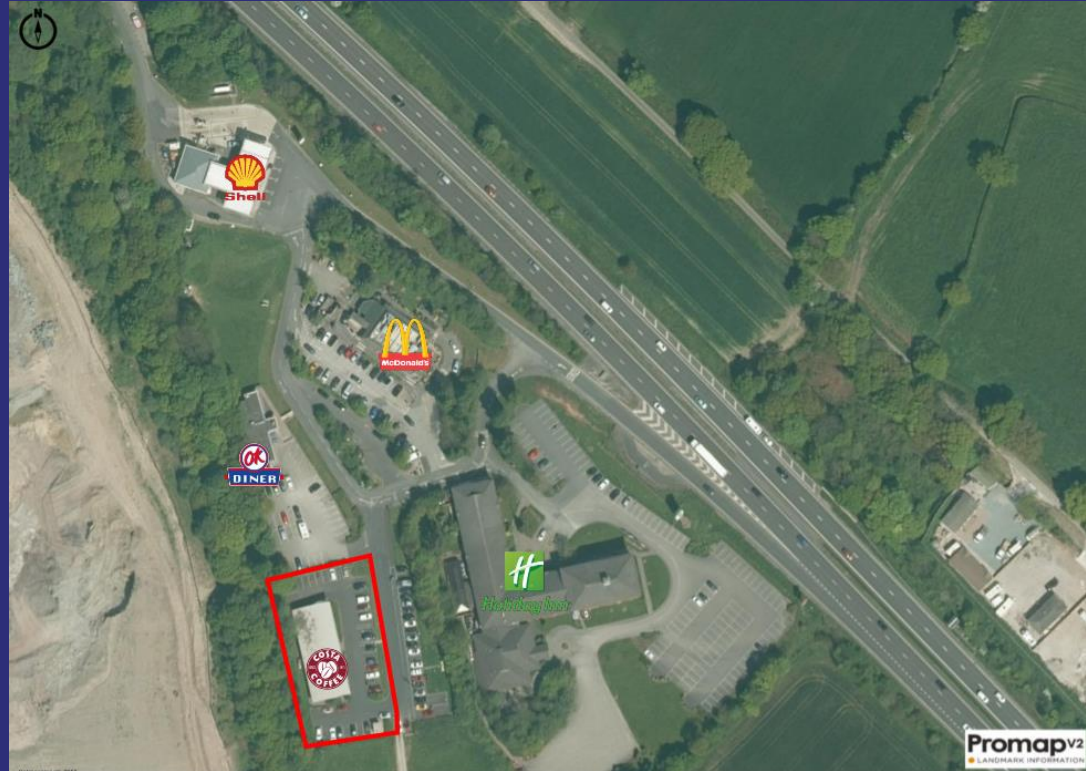
Unit	RV (2017 list)
Icoffee Limited	£33,000
Vacant	£28,500



GATEWAY SERVICES A55 WESTBOUND NORTHOP HALL, CH7 6HB

Icoffee Limited (Company No: 06752362)

Icoffee Limited is part of a larger group, detailed information can be provided. The company is long established and operate World renowned brands, such as Costa Coffee and others.



BA Commercial
Chartered Surveyors

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

GATEWAY SERVICES A55 WESTBOUND NORTHOP HALL, CH7 6HB

PURCHASE PRICE

The purchase price is £450,000 which when allowing for 4.5% purchase costs provides an initial return of 7.7%.

EPC

Energy Performance Certificates can be made available by the agents upon request.

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.

DEVELOPMENT LAND

Please note there is a small plot of development land currently available – further information is available from the Agents.

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, Chester 01244 351212. Ref:Dec21

Robbie Clarke

Robbie.clarke@bacommercaill.com

07741 320 910

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. E573291E

