

**UNIT 2 BRIDGE BUSINESS CENTRE,
ASH ROAD SOUTH, WREXHAM INDUSTRIAL ESTATE,
WREXHAM, LL13 9UG**



FOR SALE

- Investment Opportunity
- Wrexham Industrial Estate- Popular Office Scheme
- Rental £12,000 Pax- Currently Under Review
- 183.39 Sq M (1,974 Sq Ft)
- **Purchase Price- £200,000**

Chester

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

T 01244 351212

E enquiries@bacommercial.com

W www.bacommercial.com

BA Commercial
Chartered Surveyors

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LOCATION

The property is located on Wrexham Industrial Estate, which lies approximately 3 miles east of the town centre, and 3 miles from the A483 dual carriageway, linking to the M53 and the National Motorway Network beyond.

Wrexham Industrial Estate is one of the principal industrial locations within the North West, having attracted many substantial national and regional organisations, as well as local businesses. Prominent occupiers on the estate are as follows:

- JCB
- Hoya Lens
- Kelloggs
- Premier Decorations
- Village Bakery

Please refer to location plan.

DESCRIPTION

The property comprises a semi-detached single storey purpose-built office building, forming part of a small development of offices, built approximately 2008/2009.

The building is constructed of traditional brick and block work, beneath a pitched/hipped concrete tiled roof, the property being rectangular shaped in design and is in a central position within the development.

The property provides a good standard of office accommodation with a mix of open plan space and private offices, together with kitchen and wc facilities.

ACCOMMODATION/AREAS

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

Sq M	Sq Ft
183.39 sq m	1,974 sq ft

PURCHASE PRICE

The property is available to purchase at a price of £200,000.

TENURE

Freehold subject to existing occupational lease.

LEASE

The property is occupied by Accord Housing Association. The premises are let under the balance of a five-year contracted out term from 29 July 2018 to 28 July 2023 on tenants Full Repairing & Insuring terms. The current rental is £12,000 per annum, payable quarterly in advance.

There is an outstanding rent review from July 2021, further details of which can be provided by the agent.

RATES

The VOA website confirms the property has a Rateable Value of £14,250.

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

EPC

An Energy Performance Certificate is in the process of preparation.

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.

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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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.

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

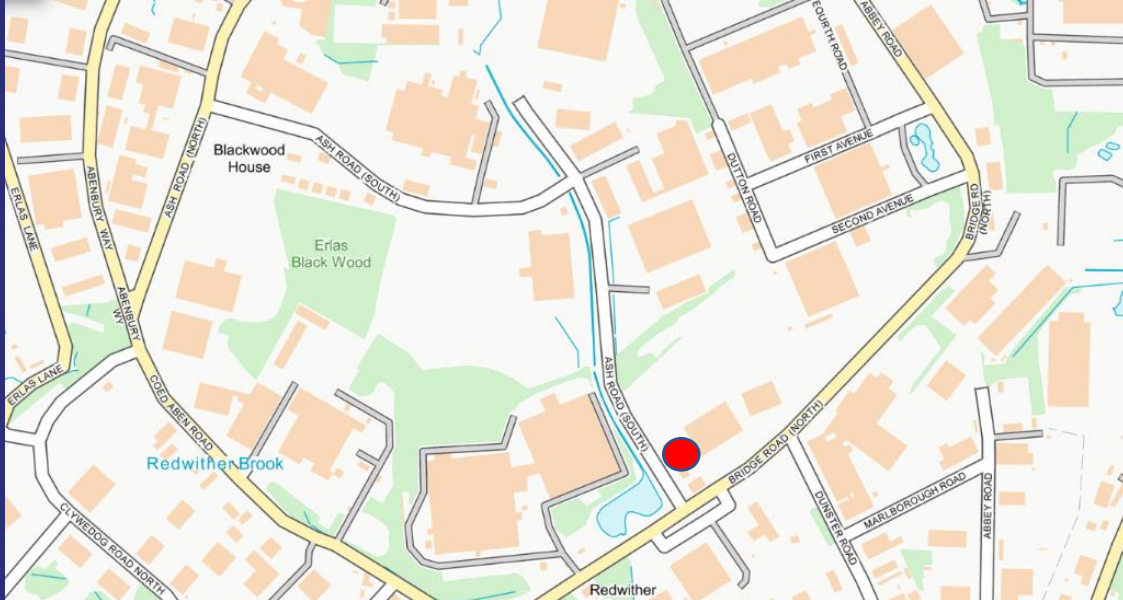
Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref:November21

SUBJECT TO CONTRACT

Howard Cole howard.cole@bacommercial.com
07387 647578



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IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

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