



## FOR SALE

### HALLS INDUSTRIAL ESTATE, GREENFIELD ROAD, HOLYWELL, FLINTSHIRE, NORTH WALES. CH8 7QB

- Part let industrial estate, in a highly accessible position on Greenfield Road/B5121, linking Holywell to the A548 Coast Road, 20 miles from Chester.
- A variety of units from 480 sq.ft. upwards. Total built area approximately 36,000 sq.ft. on land of approximately 1.55 acre.
- Total current income of approximately £29,500 p.a., from buildings which are let with potential for significant uplifts, mainly from letting of unoccupied built space and land areas.
- VIEWING: Celt Rowlands & Co. 01691 659659.

## LOCATION

This estate is situated just North of Holywell centre, and only around 3 miles from the North Wales A55 expressway, linking Holyhead to Chester and (20 miles distant) the national motorway network. The estate is in a highly accessible position on the Greenfield Road//B5121, linking Holywell to the A548 Coast Road.

## DESCRIPTION

A mature industrial estate of workshops, warehousing, some offices and yardage, with currently 4 tenants occupying 10,424 sq.ft. of space. Total vacant space to let is 25,504 sq.ft., some of which is at first and upper ground level, and a land area ideal for compound space. In addition, substantial areas for parking. The approx. site area, including building footprints and hardstanding is 1.55 acre, and the total site with the addition of wooded hillside is around 2 acres.

There are two vehicular access points into the site, one being on the Holywell end, and the other adjoining The Royal Oak public house, see marked on plan.

## RENTS AND LEASE TERMS

The total income is currently approximately £29,500 p.a., and leases, and some licences are on an internal repairing and insuring basis generally.

## POTENTIAL OF THE SITE

This site is established for industrial use, and interested parties may wish to look into the potential for alternative uses or for the continuance of the established use. The agents are happy to discuss this.

## AVAILABILITY OF THE FREEHOLD PRICING, AND AVAILABILITY OF ADJOINING LAND

The freehold interest can be purchased, based upon a price on application,

The owners of this site are also seeking to let as much as possible of the remaining space, within the short to medium term. Some adjoining land and property also within the ownership of the vendors may be available to purchase, subject to contract and price agreement.

## VAT

The property is not elected for VAT.

## INFORMATION PACK

For positively interested parties, to whom Celt Rowlands & Co. are instructed to provide this information. An information pack is available containing more detailed information including Title Deeds, leases and much more.

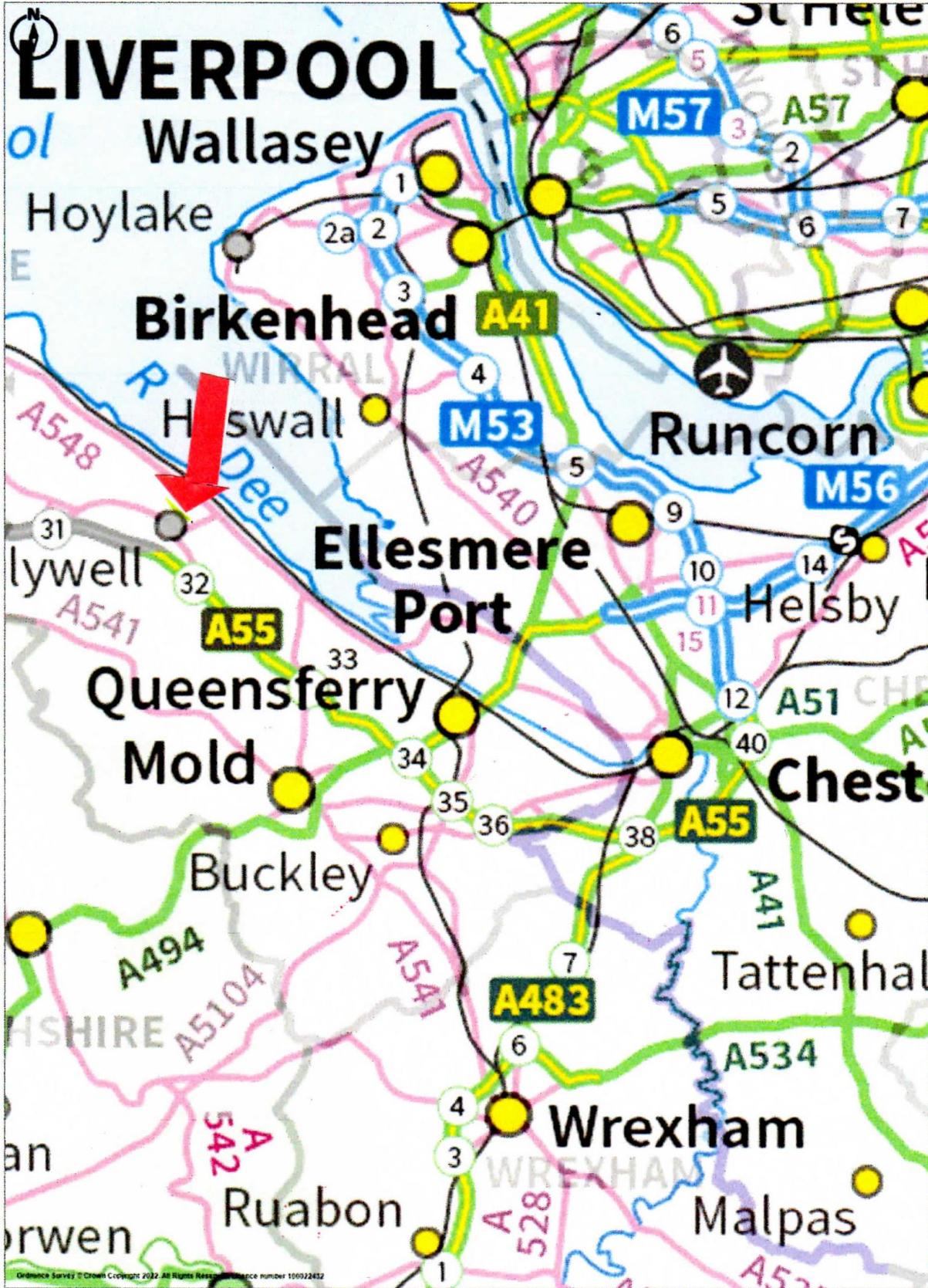
## SERVICES

Mains supply of electricity, water and drainage.

## VIEWING

Please contact the agents: Celt Rowlands & Co. on 01691 659659 or [oswestry@celtrowlands.com](mailto:oswestry@celtrowlands.com)

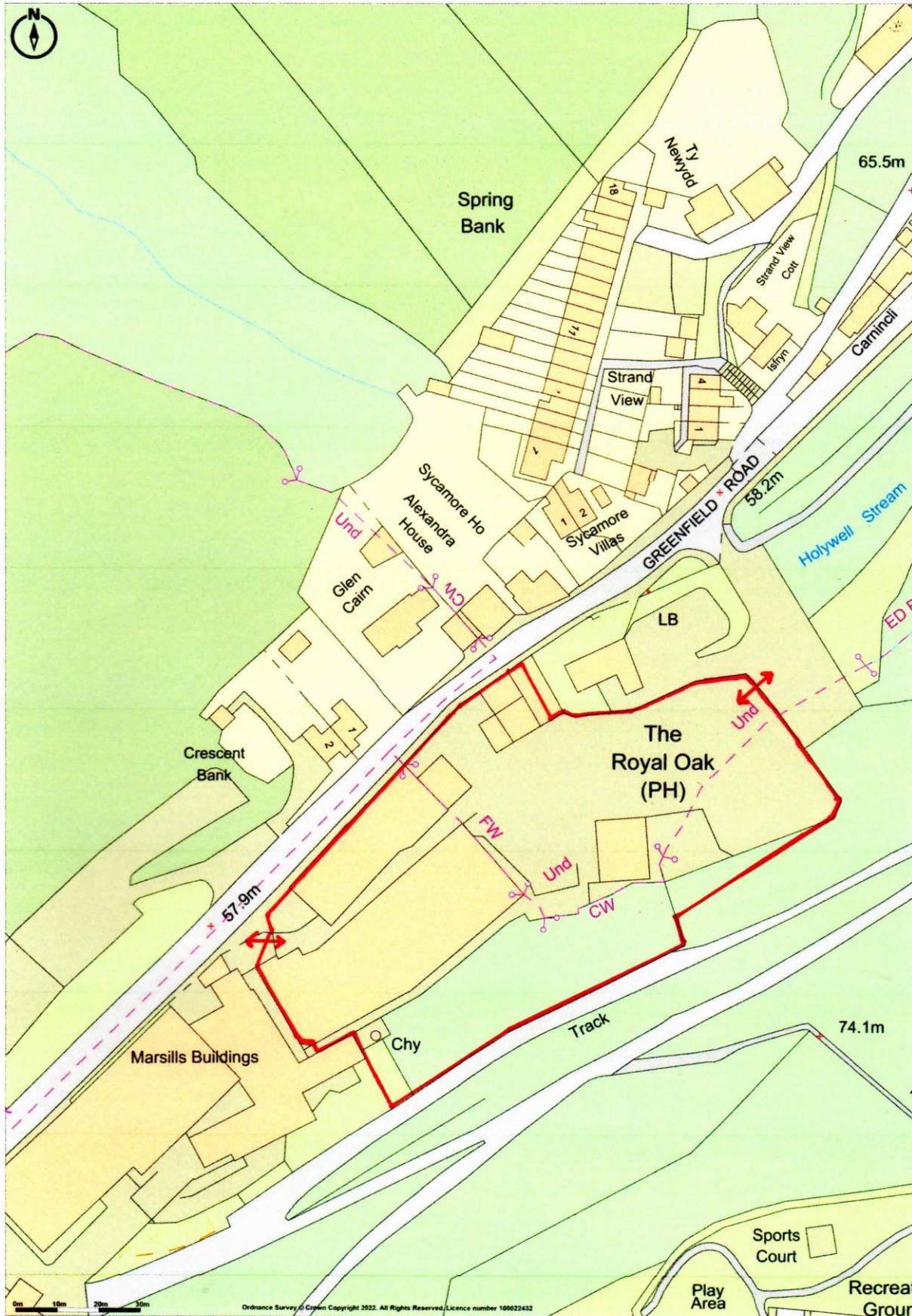
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