



FOR SALE

DEEBANK INDUSTRIAL ESTATE, BAGILLT, FLINTSHIRE, NORTH WALES. CH6 6HJ

- Prominently situated on the Coast Road/A548.
- Approx. 1.7 acre in land, with buildings of approx. 9,395 sq.ft./101.10 m.sq., with the bulk of the land given over to secure compounds. Estate part let, although with opportunities to increase rental income through letting the compounds/active management.
- Current rent received: £41,392 p.a. approximately.
- Potential, subject to planning and statutory permissions for development / construction of more industrial/commercial units.
- **VIEWING: STRICTLY BY CONTACTING Celt Rowlands & Co. 01691 659659.**

LOCATION

Situated as shown on the attached road map, very approximately, 8-10 miles from the larger population centres around Deeside, and the major Deeside Industrial Estates being around 11-12 miles to the East. The Deebank Industrial Estate can be accessed off the dual carriageway/A548 at the Orion Services petrol station at Bagillt.

DESCRIPTION

Please see the attached OS plan showing the approximate title boundary, with the site making up approximately 1.7 acre, and the schedule of units and tenancies attached.

Units 1-4 are terraced industrial buildings, each with an eaves height of approximately 4.7m.

Unit 1 and 2 being of steel portal frame construction with pitched, clad roofs, and Units 3 and 4 being steel frame constructed with strut supported roofs. Each building has generally a roller shutter service door, WC and essential facilities, together with rear pedestrian fire doors.



A former café building of brick construction with low pitched/flat roof is operating as a successful car wash. There are 4 compounds of various sizes as shown on the attached schedule. In each case secured with galvanised palisade fencing with gate.

COMMERCIAL TENANCIES AND OPORTUNITIES

In general terms, all tenancies are to individuals, are undocumented, and are assumed to have a tenant repairing covenant to maintain in no better condition than at the outset of the tenancy, or on internal repairing basies.

Unit 4 – V & M Tyres is on a documented lease, but is holding over from an original term which commenced in September 2012. The vendors have purposely retained the compounds vacant, so as to offer more flexibility to the market place. These could easily be let, or developed, subject to permissions.

PRICE

A price in excess of £450,000 is asked.

VAT

We are advised that the property is not elected for VAT.

EPC RATINGS - Where necessary, EPCs are being commissioned.

VIEWING - STRICTLY BY contacting the agents: Celt Rowlands & Co. on 01691 659659 or oswestry@celtrowlands.com

Misrepresentation Act 1967. These details are provided as a general guide as to what is being offered subject to contract and subject to a lease being available and are not intended to be construed as containing any representation of fact upon which any interest party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the property in these details

SCHEDULE OF TENANCIES

UNIT NO.	TENANT	RENT RECEIVED	ACCOMMODATION – GIA APPROX.	NOTES
1	Bogdan Cars	£ 6,756	Built unit 1,900 sq.ft.	
2	Bogdan Cars	£ 6,756	Built unit 1,900 sq.ft.	
3	Windfarm Operator	£ 7,200	Built unit 1,845 sq.ft.	
4	V & M Tyres	£ 7,720	Built unit 1,845 sq.ft. plus container	
Single Container	Service Station	£ 960	Single steel container	
		£41,392 p.a.		
5. Compound (1)	Vacant		530 m.sq. / 0.131 acre	
6. Compound	Vacant		395 m.sq. / 0.097 acre	
7. Compound	Vacant		330 m.sq. / 0.083 acre	
8. Former Café / Car Wash	Car Wash Operator	£12,000	Built unit of 1,905 sq.ft. plus forecourt	
9. Compound	Vacant		1365 m.sq. / 0.337 acre	

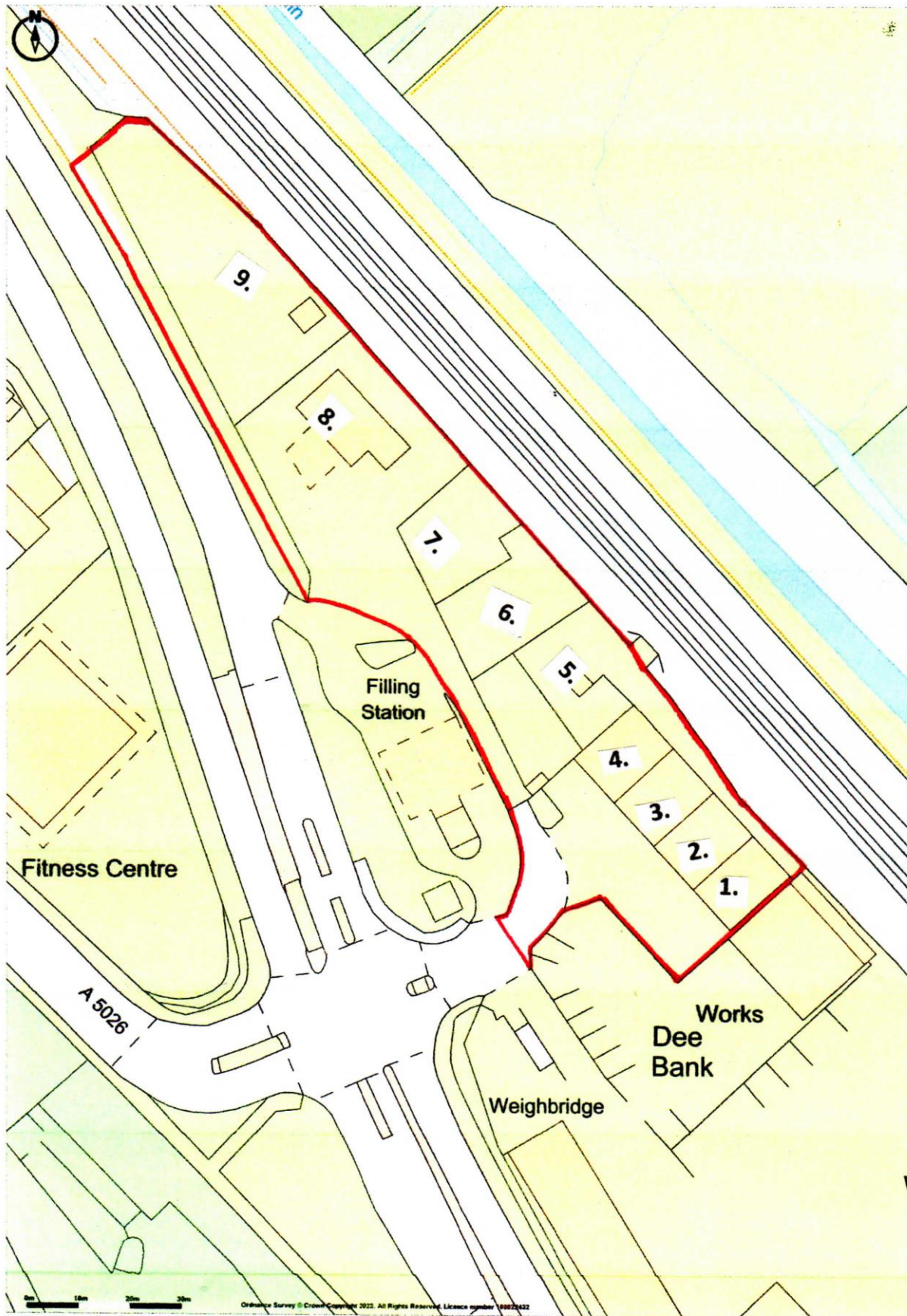
(1) Area includes some of the area behind Units 3 and 4, but allowing for fire escape access along the rear of Units 1 to 4. A pumping station (communal) is situated in this compound.

Market Rentals – Compounds

The agents are happy to discuss their own opinion of potential achievable rentals on the compounds with positively interested parties.

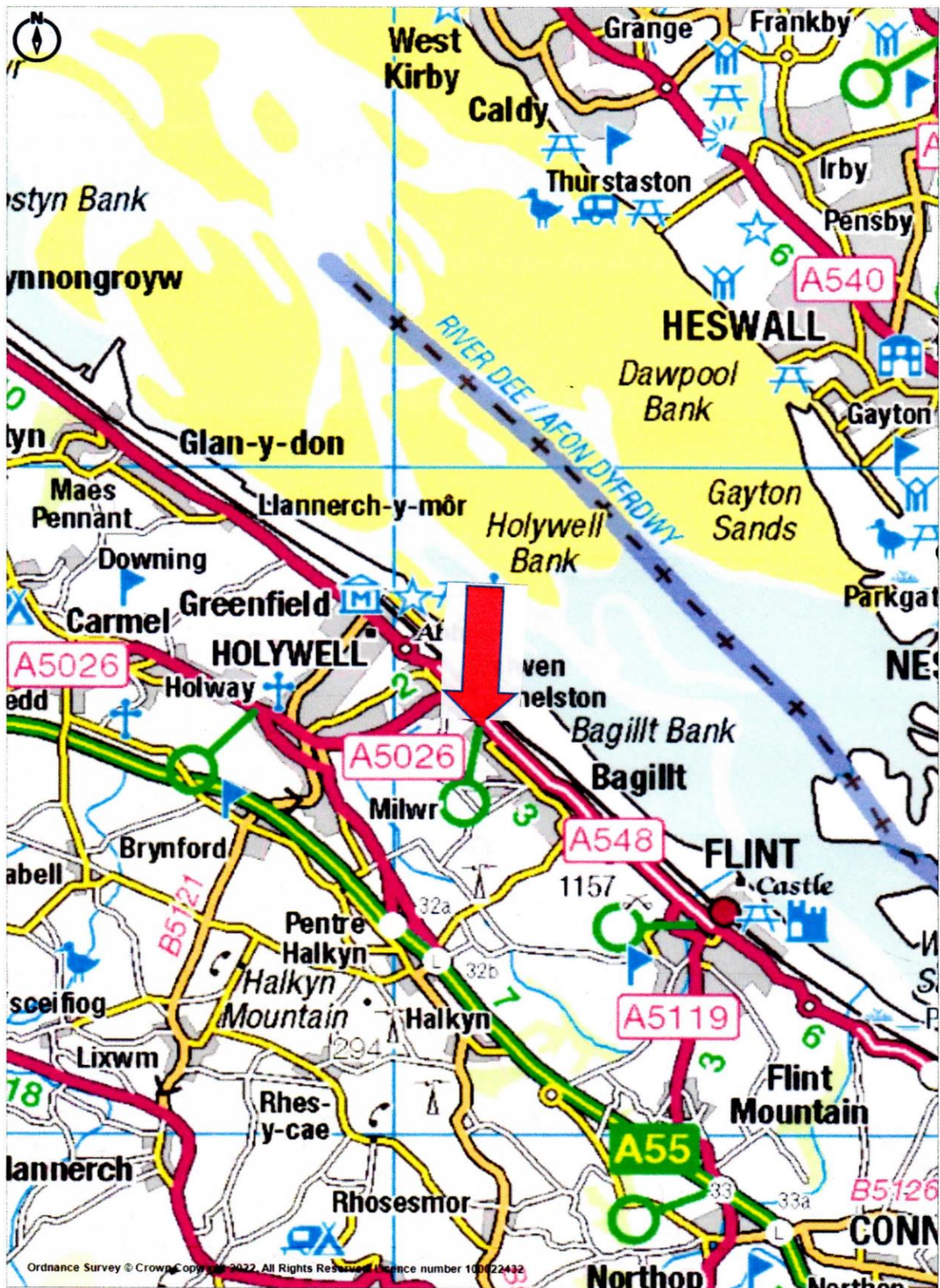


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LANDMARK INFORMATION

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