



TO LET

TAI DRILL, BAGILLT ROAD, GREENFIELD, HOLYWELL. CH8 7EP

- **RENTAL OFFERS CONSIDERED**
- Highly prominent and convenient busy main road position on A548 Coast Road, Nr. Holywell.
- Highly accessible location close to Holywell, Flint and Bagillt.
- Soundly constructed building, being workshop and offices of 1624 sq.ft. / 150.89 m.sq. plus secure yard/car parking. Suitable for a variety of businesses.
- **VIEWING - Contact Oswestry Office: 01691 659659 oswestry@celtrowlands.com**

This information has been supplied by our Client and is given for guidance purposes only and does not form part of any contract. Every effort has been taken to ensure accuracy but this cannot be guaranteed.

LOCATION

This is a highly convenient location on the main A548 Coast Road at Greenfield, Holywell between Bagillt and Mostyn. The exact position is on Bagillt Road, at the junction with Rayon Road.

Highly accessible location close to Holywell, Flint and Bagillt.

DESCRIPTION

A cavity brick and block building with a pitched tiled roof and double glazed windows, gas fired central heating.

The accommodation is as follows:-

Ground Floor Workshop with reinforced concrete floor, roller shutter security door to yard, fire and burglar alarm, under stairs wcs and sink, wide stairs to the first floor.

52.66 m.sq.

Office Store/Workshop

19.61 m.sq.

Kitchen and WC, estimated at

12.39 m.sq.

Gross Internal Floor Area Approx.

84.66 m.sq. / 911 sq.ft.

First Floor Office with perimeter trunking, laminated flooring, strip lighting.

32.19 m.sq.

Store, note a section of this floor can be moved to allow for a car jack which is situated below.

34.04 m.sq.

Gross Internal Floor Area Approx.

66.23 m.sq. / 713 sq.ft.



(Substantial void area above stairway ignored within floor area)

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

Total Gross Internal Floor Area

150.89 m.sq. / 1.624 sq.ft.

Externally

There is a good sized tarmac yard to the side of with double security gate, together with separate pedestrian gate at the front of the building. This provides secure parking/external storage and in addition, it is possible to park unrestricted on the main road.

Services

It is understood that mains gas, water and electricity (single phase) are connected. Note that the landlord can assist in advising on the upgrading to three phase electricity if required.

RENT AND LEASE TERMS

The landlord is open minded to discussing rental levels, and further information can be obtained on application. The ingoing tenant is requested to pay towards the landlord's reasonable legal costs in connection with the granting of the lease.

VAT

We understand that these premises have not been elected for VAT.

BUSINESS RATES

We understand from viewing the Valuation Office Agency web site that the Rateable Value is £6,8000. Interested parties should contact the Local Authority to establish the current rates payable, as we believe applications, subject to qualifications, may produce business rates payable, substantially below £1000 p.a.

EPC

Rating 'C'.

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