



FOR SALE

UNIT B EASTWOOD COURT, HAWARDEN INDUSTRIAL PARK, HAWARDEN, FLINTSHIRE, NORTH WALS. CH5 3QB

- Site of 0.522 acre approximately, with building of 274.12 m.sq. / 2,950 sq.ft. In established industrial area only a mile from the A55 Expressway.
- Of interest to owner occupiers, developers and investors.
- The premises being let outside the 1954 Landlord and Tenant Act, and therefore a landlord's and tenant's break clause on the giving of 3 months' notice, either way.
- VIEWING: Celt Rowlands & Co. 01691 659659.

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

Hawarden is situated just North of the A55 expressway in Flintshire, within a short distance of the major industrial areas of Deeside, and only approximately 8 miles West of Chester. This is an excellent industrial location, easily accessible and highly convenient. Connections to the national motorway network are quite clearly fast and easy.

The building is situated on the Hawarden Industrial Park, as shown on the attached Ordnance Survey plan

DESCRIPTION

Steel portal frame in three main bays over concrete slab floor, vehicular access via 3No. full height mechanically operated roller shutter doors on front (south) elevation with one having a full length lorry vehicle inspection pit, eaves height of 4.75m, cladding and roof of single skin plastic protected profile metal sheets with some sandwich board lining; eaves height 4.5 metres; natural light via translucent roof lights.

Ground Floor

| | |
|--|--------------|
| Bays 2 and 3 (with lorry inspection pit) | 141.50 m.sq. |
| Bay 1 | 59.85 m.sq. |
| Ancillary inc. Kitchen and WC | 14.01 m.sq. |
| Rear Extension | 36.74 m.sq. |

First Floor

| | |
|-------------------|-------------|
| Store Bay 2 and 3 | 14.01 m.sq. |
| Store Bay 1 | 8.01 m.sq. |

Total Gross Internal Floor Area Approximately **274.12 m.sq. / 2,950 sq.ft.**

Externally

The site is of a total, approximately 0.522 acre, having a long frontage to the estate road, with fencing mainly of galvanised metal palisade, of a security type. Front access gate. The land is made up of compacted hardcore.



LEASE AND RENT

The premises were let from May 2022 to North West Transport Solutions Ltd., at a rent of £31,200 p.a., payable monthly, with the lease contracted out of the security of tenure provisions of the 1954 Landlord and Tenant Act, and there being a mutual option for both landlord and tenant to break the lease on the giving of not less than 3 months' notice from either side. Celt Rowlands & Co. have only been provided with limited information with regards to the lease.

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Because of the existence of a break clause, and with the lease contracted out of the 1954 Landlord and Tenant Act, the premises could be suitable for an owner occupier, and developers requiring vacant possession. Alternatively, investors seeking to simply receive rental income may also be interested.

PRICING

The freehold interest is available on a price on application.

BUSINESS RATES

We understand as from April 2023 that the Rateable Value is £10,000, and interested parties should contact Flintshire Council to find out the current rates payable, and if any concessions apply.

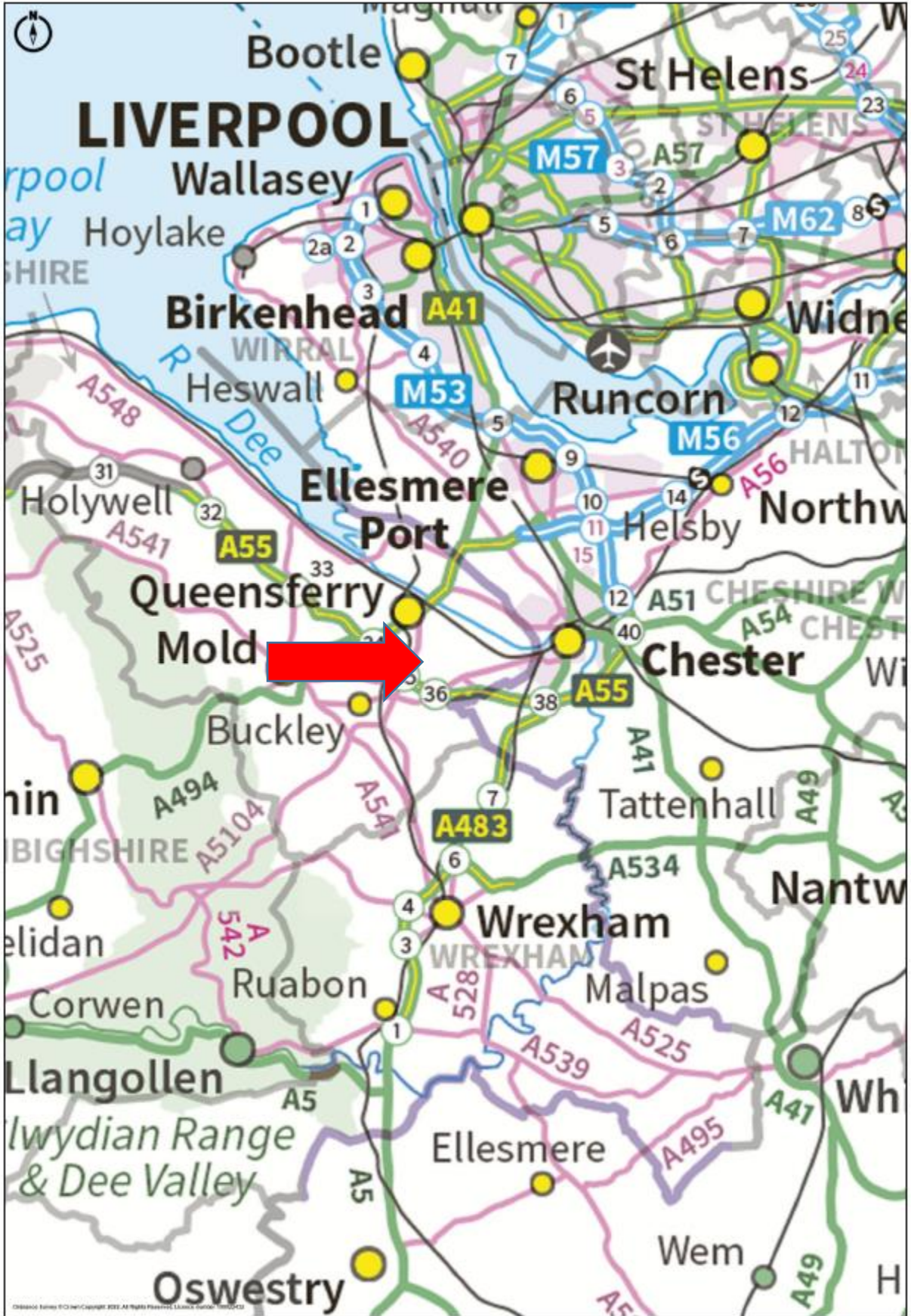
EPC

The building is rated 'E', and the EPC is valid until January 2025.

VIEWING

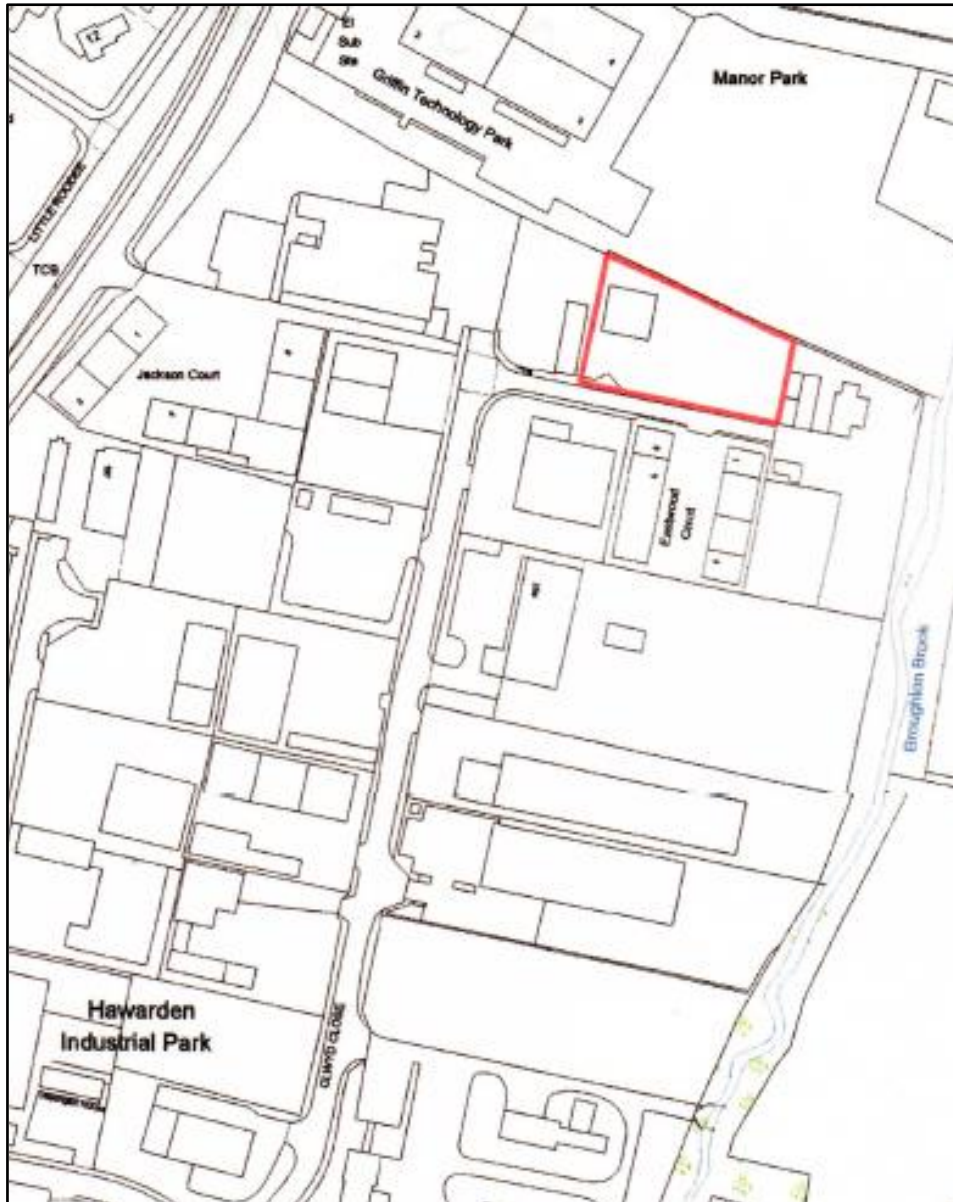
Please contact the agents: Celt Rowlands & Co. on 01691 659659 or oswestry@celtrowlands.com

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