

FRASERCOMMERCIAL

COMMERCIAL PROPERTY SPECIALISTS

FOR SALE / TO LET

**WAREHOUSE, OFFICES & PARKING
6,845 SQ/FT**



**WALWEN WORKS,
BAGILLT ROAD,
BAGILLT, HOLLYWELL,
FLINTSHIRE,
NORTH WALES,
CH6 6JB**

FOR SALE - £240K

OR

TO LET - £25K PA

Whilst every effort has been made to ensure these particulars are correct they are set out as a general guide only and do not constitute any part of an offer or contract. Fraser Commercial Limited do not warrant the information and any intending purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves as to the correctness of each of them.

0161 244 8640

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LOCATION

The property is located adjacent to Bagillt Road, Bagillt, approximately half a mile from the A548 North Wales Coastal Road, five miles north west of the A55 Expressway in North Wales.

DESCRIPTION

The property was built in 1958 and comprises a steel frame construction with a mixture of brick and breeze block elevations, beneath a series of pitched roofs. The eaves height in the main warehouse is 3.46 meters. There has recently been an insulated new roof installed, over cladding what was already in place. It has gas central heating, double glazed UPVC windows and 3 phase electricity. Externally there is off road parking for 6 vehicles. There is drive in access to the warehouse via roller shutter doors (incorporating a personnel door). The unit is currently in a mainly open plan format, but does also have a reception, canteen, male and female wc's and several private offices.

ACCOMMODATION

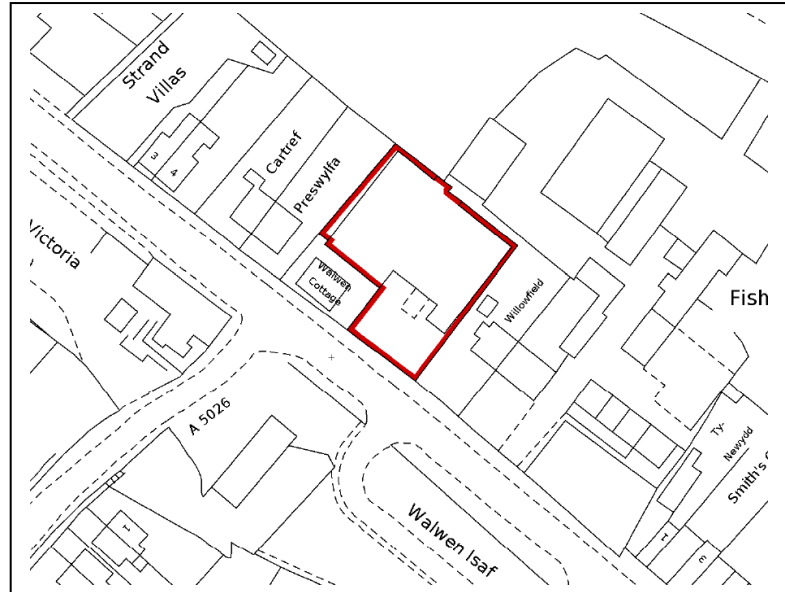
GF space	607.18	6535
FF	28.68	308
Total	636sq/m	6,845sq/ft

SALE PRICE

Offers in the region of £240,000. Freehold.

LEASE TERMS

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed at a rental of £25,000 per annum payable monthly in advance.



EPC

Available on request. Assessed at

VAT

All prices, rents and outgoings are exclusive of but may be liable to VAT at the prevailing rate.

VIEWING

Strictly by prior appointment with the agent –

Simon Fraser MRICS

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Preparation of details Feb 2020

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