

COMMERCIAL &
INDUSTRIAL
AGENTS

DEVELOPMENT &
MANAGEMENT
SURVEYORS

Guy
WOODCOCK
AND COMPANY

0800 083 3216

TO LET

**UNITS 1-3 BAY TRADING ESTATE, ST ASAPH AVENUE, KINMEL BAY,
LL18 5EE**



LOCATION

This vacant and secure trading estate is prominently positioned to the north of the railway bridge on St Asaph Avenue, Kinmel Bay and offers excellent access on to the A55 expressway and North Wales Coast Road

DESCRIPTION

The property comprises of a standard workshop unit which splits into two units, one unit as an office unit with the area of 27 m² (290 sq ft) and the main workshop area of 101 m² (1087 st ft) with associated stores along side. It has the benefit of a roller shutter door height of 2.2m.

The property also comprises of a reception/office entrance with an area of 60m² (650 sq ft).

Attached to the units is a secure outside store with an area of 58m² (626 sq ft).

Web Site: www.guywoodcock.com ▪ Email: enquiries@guywoodcock.com

ACCOMMODATION

UNIT	SIZE (M²)	SIZE (SQ FT)	RENTAL Per Annum
Unit 1 & 2	128	1,378	4,800
Unit 3	60	650	2,280
Total	188	2028	6,900

RENT

We are seeking a rent of £400 per calendar month (Unit 1 & 2) and £190 per calendar month (Unit 3) exclusive of rates and VAT. Rent is inclusive of service and maintenance charge.

TERMS

The terms are all offered by way of a flexible licence agreement for an initial term of 12 months. Tenants will be responsible to keep the interior of the premises in good repair and decorative order. In addition to the rental, tenants will be responsible to pay a contribution towards the building insurance premium, currently assessed at approximately 15p per sq ft for 2011. Rents are payable monthly in advance by standing order upon occupation, a refundable deposit of one months rent.

RATES 2010/2011

We have been informed by the Local Rating Authority, Conwy County Council, that the property has been assessed, as follows:-

Rateable Value Units 1-3 : £4,850 (not payable until 1st October 2012 includes small business rate relief).

VAT

All prices quoted are exclusive of VAT, but may be liable to, VAT at the standard rate prevailing.

VIEWING

Viewings are strictly by appointment with Guy Woodcock Chartered Surveyors.

Tel: 01244 817160

Email: guy@guywoodcock.com

DIRECTIONS

Proceed out of Rhyl towards Abergele on the A548, turn left at the traffic lights into St Asaph Avenue, proceed for 200 yards where Bay Trading Estate will be seen on the right hand side.

MISREPRESENTATION ACT 1967. Guy Woodcock Chartered Surveyors for themselves and for the vendors or the lessors of this property whose agents they are, give notice that: These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars are made without responsibility of the part of Guy Woodcock Chartered Surveyors or the vendors or the lessors. None of these statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Any intending purchasers or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give and neither Guy Chartered Surveyor nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this property.

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