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Land and Buildings at Amlwch Industrial  
Estate, Amlwch, LL68 9 BX

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FOR SALE

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Large Industrial Unit with 7.67 Acres of  
Land / Development Opportunity (STP)

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60,108 SQ FT  
(5,584 SQ M)

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# Land and Buildings at Amlwch Industrial Estate, Amlwch, LL68 9BX

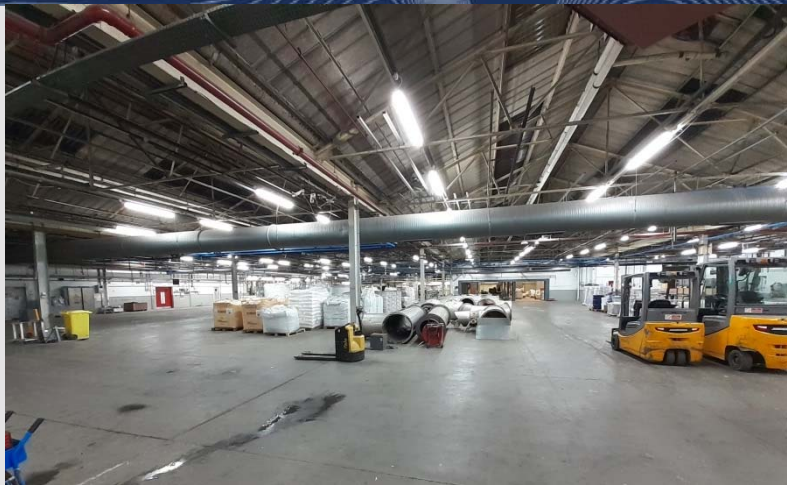
## LOCATION

The property is located in Amlwch, a small town on the north coast of the Isle of Anglesey. The town is located approximately 18 miles north of Menai Bridge, which connects mainland Wales to the Isle of Anglesey. The property is approximately 13 miles to the north of Llangefni and within 15 miles of the A55.

## SITE AREA

We understand the site extends to approximately 7.67 acres (3.1 hectares).

- ✓ We understand that the site is available Freehold
- ✓ Suitable for a variety of uses (subject to planning)
- ✓ Total site extends to 7.67 acres (3.1 hectares)
- ✓ 4m minimum eaves height
- ✓ Front car park with approximately 30 car parking spaces



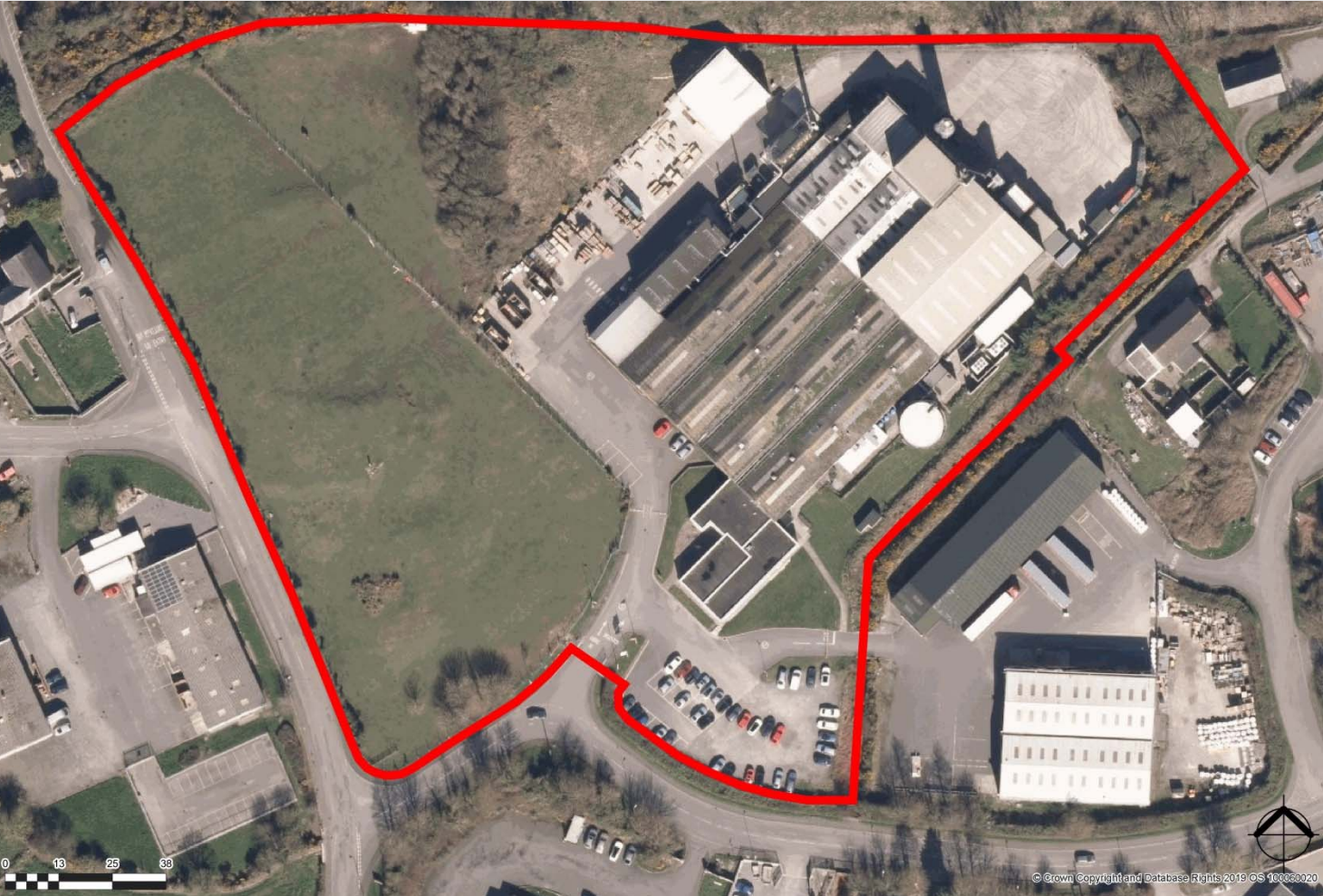
## DESCRIPTION

The property consists of a self-contained industrial unit which has been extended to the rear and sides. The main unit is formed from four bays consisting of steel truss frame construction to an eaves height of 4m with blockwork walls under an asbestos roof which has been over clad with insulated profile metal panels. The factory area also benefits from a gas blower heating system throughout.

The property has been extended to both the north-east and south-west elevations. The south-west side has been extended to provide office accommodation, which benefits from double glazed UPVC windows, suspended ceilings, LED ceiling lights, laminate flooring and gas central heating. The extension to the north east has been developed to incorporate a storage area and is of steel portal frame construction. This section benefits from sodium box lighting and has an eaves height of 8.5m.

Externally, there is a large car park to the front of the office area with capacity for approximately 30 vehicles. To the front of the property, there is also a large field which is accessed separately and fenced off from the rest of the property. The field is currently let at a nominal rental but may be also offered with vacant possession.

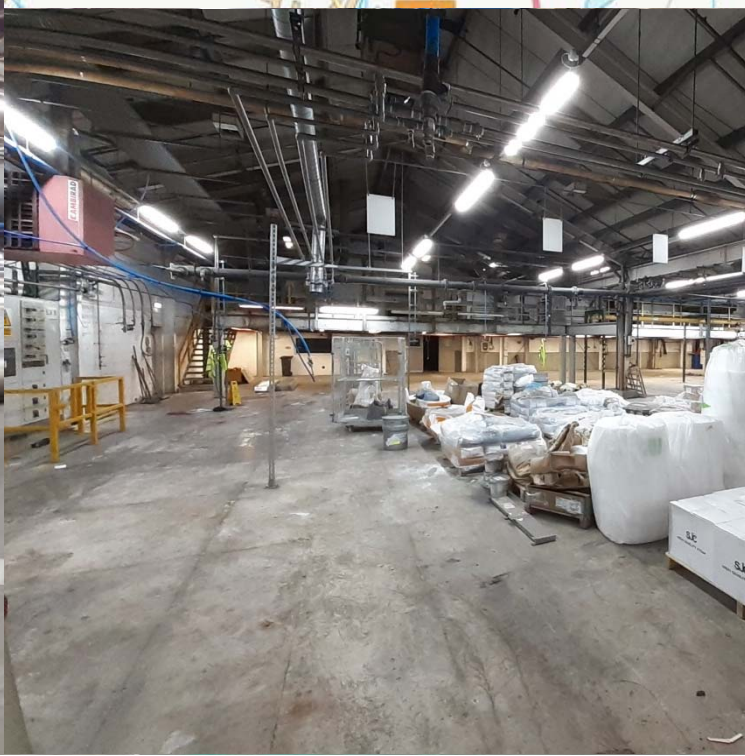
We understand that the property benefits from mains services including three phase electricity, gas, water and drainage.



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## ACCOMODATION

The industrial unit, including ancillary accommodation, has been measured on a Gross Internal Area (GIA) basis and extends to approximately 60,108 Sq Ft (5,586.3 Sq M).

The total site extends to approximately 7.67 Acres (3.1 Ha) with approximately 3.136 Acres (1.27 Ha) of the site being used as farm land.

## USE

We understand that the commercial portion of the property, on the eastern side, falls under use class B2 (General Industrial) under the Town and Country Planning (Use Classes) Order 1987 (as amended). The land on the western end of the property is currently designated for agricultural uses.

The site may be suitable for alternative uses and/or redevelopment (subject to planning).

## BUSINESS RATES

The 2020/21 Rateable Value for the Factory and Premises is £77,500. Rates payable currently are £39,680.

## TENURE

Understood to be Freehold.

## EPC

E (123). A copy of the EPC is available on request.

## VAT

VAT is not applicable on the sale of the property.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## TERMS

On application.

26 April 2021

## VIEWING & FURTHER INFORMATION

Viewing strictly by appointment:



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