

**TO LET**

**UNITS 1-4, PEN Y PALMANT FARM, OLD ROAD, MINERA,  
WREXHAM, LL11 3YR**



- A row of 4 newly refurbished lockup units (UNIT 1 NOW LET)
- Each unit is approximately 350 square feet (33 sqm)
- Electric roller shutter door (single phase) with pedestrian door.
- Located in Minera, Coedpoeth with easy access to A525
- Parking Available

**RENT: £325 PER MONTH PER UNIT EXCLUSIVE**

**01691 610317**

Lane End, Tedsmore Road, West Felton, Oswestry, Shropshire, SY11 4ER

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## **DESCRIPTION**

Pen Y Palmant is a very well located former farm yard with a substantial range of buildings of varying sizes.

Units 1- 4 sit to the south side of the yard and comprise a row of newly refurbished small lockup units with a roller shutter door and pedestrian door to the front. Lighting is installed.

On the below site plan, the property is filled in red and the section marked in blue is a shared access and yard with the other units.

## **LOCATION**

The units are on a complex with 7 other units of portal framed farm buildings from 550 sq. ft to 6,500 sq. ft plus about 15,000 sq. ft of concrete yard and hardstanding.

The unit has very good access and is close to the A525 road approximately 4.5 miles from Wrexham town centre.

## **ACCOMMODATION**

Unit 1 (NOW LET)	350 sq. ft (33 sq. m)
Unit 2	350 sq. ft (33 sq. m)
Unit 3	350 sq. ft (33 sq. m)
Unit 4	350 sq. ft (33 sq. m)

## **TENURE**

The premises are available to let on a new lease for a minimum term of 3 years with rent reviews at 3 yearly intervals, on a Tenant's full repairing and insuring basis.

## **RENT:**

£325 per month per unit exclusive.

## **VAT**

We have been advised the property is not subject to VAT.

## **FIXTURES & FITTINGS**

N/A

## **CEPC**

N/A

## **SERVICES**

It is understood that mains electricity is connected via sub meter and there is a communal toilet facility on site.

None of the services have been checked or tested. Interested parties are advised to make their own enquiries direct with the relevant utility companies.

## **PLANNING**

A planning application for change of use from agriculture to B1/B8 has been submitted to the local planning authority.

## **BUSINESS RATES**

This has not been assessed.

## **LOCAL AUTHORITY**

Wrexham Borough County Council.

## **LEGAL COSTS**

Each party to bear their own legal costs.

## **VIEWING**

By prior appointment with the sole letting agents:

Forge Property Consultants Ltd, Lane End, Tedsmore Road, West Felton, Oswestry, SY11 4ER.

Tel: 01691 610317

Email: [admin@forgeproperty.co.uk](mailto:admin@forgeproperty.co.uk)

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Not to scale. For reference purposes only.  
Source: LandApp