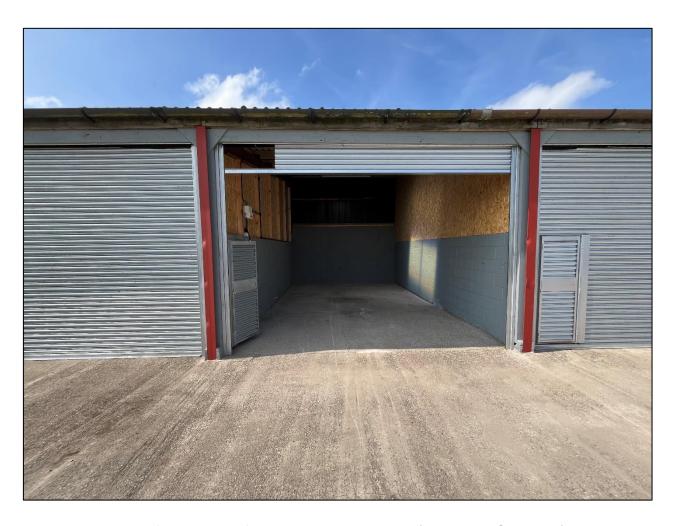


TO LET

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

www.forgeproperty.co.uk • admin@forgeproperty.co.uk

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

Created May 2024



Agent's Note

Forge Property Consultants and any joint agents for themselves and for the vendor of the property whose agents they are give notice that:

These particulars are produced in good faith and are set out for guidance purposes only and do not constitute any part of a contract

No person in the employment of or any agent of or consultant to Forge Property Consultants has any authority to make any representation or warranty whatsoever in relation to this property

Measurements, areas and distances are approximate, floor plans and photography are for guidance purposes only and dimensions, shapes, sizes and precise locations may differ

It must not be assumed that the property has all the required planning permissions or building regulations consents

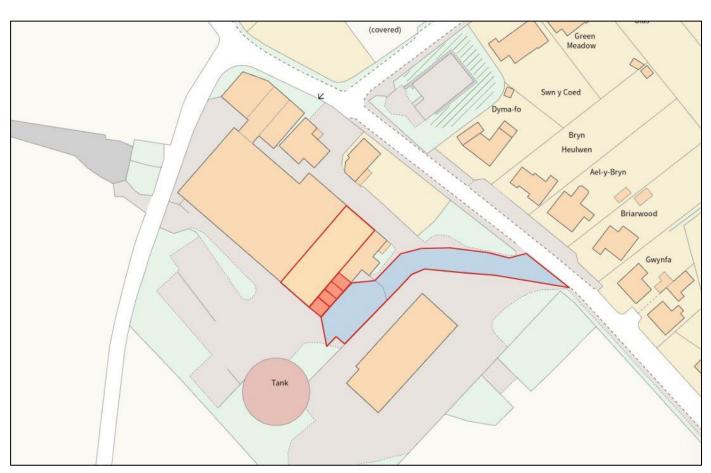
Important Notice "These particulars are issued on the distinct understanding that all negotiations are concluded through Forge Property Consultants (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Forge Property Consultants (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchases or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Forge Property Consultants cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Forge Property Consultants (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Forge Property Consultants (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirement











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