

FOR SALE

INVESTMENT OPPORTUNITY

Units at Cefndy Road, Rhyl, LL18 2HB

FREEHOLD MULTI-LET INDUSTRIAL ESTATE



Consisting of 7 units, plus small rear yard and offices

PETER LARGE
ESTATE AGENTS

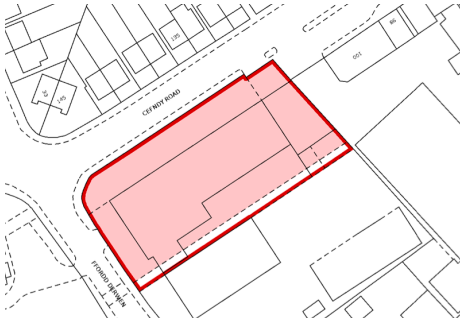
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- Well established industrial estate
- Income producing; scope to enhance income considerably
- Prominent corner fronted roadside estate
- Close to national multiples including Screwfix and Howdens
- White self-storage units



**JONATHAN
OWEN**

REAL ESTATE CONSULTANTS



LOCATION

The industrial estate known as Thorpe Cefndy Road Estate, is accessed from both Cefndy Road and Ffordd Derwen at the junction of a prominent road within an established industrial area with both national and regional multiples close by including Screwfix, Howdens, Ford Dealership, Conwy Council, Pinfold Industrial, along with various other local occupiers within this prominent industrial area surrounded by densely populated housing.

Rhyl is a coastal town within Denbighshire in North Wales with an approximate population of 25,000. Rhyl has several important public facilities including three secondary schools, one of which Rhyl High School is situated close by, along with a college, two theatres, a library, a primary health care centre, a hospital, harbour, and community fire station. Rhyl Golf Club is North Wales Oldest Golf Club and a Founder Member of the Golf Union of Wales.

DESCRIPTION

The site comprises of various industrial units with dual access off from both Ffordd Derwen and Cefndy Road, providing self-contained industrial units with car parking to the front elevation with roller shutter entry to all units in a prominent roadside position. There are 7 units in total, plus a partially covered yard and first floor offices. 6 of the units are let and one vacant unit benefitting from 10 storage containers, which could be let individually. The units are occupied with no leases in place, and scope to further enhance the rental income and create leases, subject to regearing and estate management. The units provide traditional, mainly profile sheet metal with brick or block walls, sodium or strip lighting, three-phase electric supply, and mains water. All units benefit from a roadside frontage and are close to Rhyl town centre.

EPC

There are various Energy Performance Certificates available upon request.

SERVICES

We understand that mains services are available to the units including electricity, mains water and drainage.

ACCOMMODATION

The premises provides the following approximate areas and dimensions:

	M ²	SQ FT
Unit A1	334.00 m ²	3,595 ft ²
Unit A2	96.00 m ²	1,033 ft ²
Unit A3	87.79 m ²	945 ft ²
Unit A4	87.79 m ²	945 ft ²
Unit A5	282.15 m ²	3,037 ft ²
Unit B	481.60 m ²	5,184 ft ²
Unit C	378.00 m ²	4,069 ft ²
Partial Covered Yard	112.00 m ²	1,206 ft ²
Mezzanine (not measured)	69.00 m ²	742 ft ²
Total Rentable Area	1,928.33m ²	20,756 ft ²
Total Site Area Approx.	2530.00 m ²	0.62 acres

TENURE

The site is held freehold.

PRICE

Price: **£675,000** for the benefit of the investment income, current £42,257.96.

VAT

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

AGENT'S NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

LEGAL COSTS

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

VIEWING

Strictly by appointment via the joint agents:

JO Real Estate Ltd : Jonathan Owen
0151 319 2424 / 07702 131 701

Peter Large Estate Agents : Peter Large
01745 334411 / rhyl@peterlarge.com

**CALL OR EMAIL TO
DISCUSS YOUR PROPERTY
REQUIREMENTS IN
FURTHER DETAIL**

JONATHAN OWEN (BSc Hons MRICS)
CHARTERED SURVEYOR

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