

# FOR SALE

## INVESTMENT OPPORTUNITY

The Tileries, off St Asaph Avenue, Kimnel Bay, LL18 5HU

Industrial Estate Totalling Approximately 0.953 Acres



Small Industrial Units Containers / Yard Consisting of 12 Units

**PETER LARGE**

ESTATE AGENTS

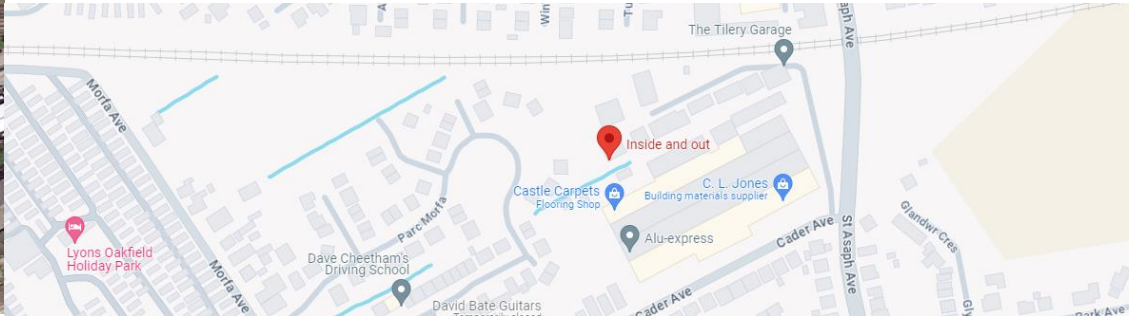
[WWW.PETERLARGE.COM](http://WWW.PETERLARGE.COM)

- Well established industrial estate
- Income producing; scope to enhance income further
- Long-term potential for redevelopment
- Close to a number of other local and regional industrial occupiers.



**JONATHAN  
OWEN**

REAL ESTATE CONSULTANTS



## LOCATION

The industrial estate forming part of The Tileries industrial estate accessed off St Asaph Avenue, close to the junction of Cader Avenue with nearby occupiers including CL Jones Building Materials, Castle Carpets Flooring Shop, Bayside Bodyshop, JB Dairies, Beeson Brothers. There is a range of industrial occupiers in the immediate area and residential housing to the rear.

## DESCRIPTION

The site provides an irregular shaped rectangle with a number of industrial units, storage containers, part timber structures on a hard standing surface with the occupiers being on site for a number of years, providing car parking, yard areas and scope for further units. The unit on entrance to the site, 1,1A is excluded from the sale. There are a total 12 number of units and containers, including yard areas, partially used by some of the occupiers providing a range of units and occupiers. Two units 6,7 will become vacant to add to the existing rental income shortly.

## ACCOMMODATION

The premises provides the following approximate areas and dimensions:

	M <sup>2</sup>	SQ FT
Unit 2	58.82 m <sup>2</sup>	633 ft <sup>2</sup>
Unit 3	47.30 m <sup>2</sup>	509 ft <sup>2</sup>
Unit 5	51.80 m <sup>2</sup>	557 ft <sup>2</sup>
Unit 10b	94.74 m <sup>2</sup>	1020 ft <sup>2</sup>
Unit 6	42.04 m <sup>2</sup>	452 ft <sup>2</sup>
Unit 7	67.90 m <sup>2</sup>	731 ft <sup>2</sup>
Unit 6a	52.56 m <sup>2</sup>	566 ft <sup>2</sup>
Unit 8	32.70 m <sup>2</sup>	352 ft <sup>2</sup>
Unit 9	39.82 m <sup>2</sup>	429 ft <sup>2</sup>
Unit 10	123.55 m <sup>2</sup>	1330 ft <sup>2</sup>
Unit 10c	118.00 m <sup>2</sup>	1270 ft <sup>2</sup>
Unit 10b+	50.00 m <sup>2</sup>	538 ft <sup>2</sup>
Total Rentable Area	779.23m <sup>2</sup>	8,387 ft <sup>2</sup>
Total Site Area Approx.	3785 m <sup>2</sup>	0.953 acres

## EPC

There are various Energy Performance Certificates available upon request.

## SERVICES

We understand that mains services are available to the units including electricity and mains water. Drainage is via a septic tank.

## TENURE

We understand the site is held freehold, subject to confirmation.

## PRICE

Price: **£350,000** for the benefit of the investment income, current circa £20,700. subject to change.

## 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 / rhy1@peterlarge.com**

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

**JONATHAN OWEN (BSc Hons MRICS)**  
**CHARTERED SURVEYOR**

07702 131 701 / 0151 319 2424  
 jonathan@jorealestate.co.uk