



**Land and building lying to the south of Market Str Chapel Street, Abergele, LL22 7AW**  
**£30,000**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(11-20) G		(11-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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## Tenure

Freehold

## Overview of the Facilities

### Building 1:

- Ground floor storage space
- Stairs leading to a first-floor open-plan office area
- Additional facilities include a WC, mess room, and a storage room
- Gross Internal Floor Area: 13.6m<sup>2</sup> (146 sq. ft.)

### Building 2:

- Open warehouse space subdivided into three smaller areas
- Gross Internal Floor Area: 27.6m<sup>2</sup> (297 sq. ft.)

While both buildings have previously been utilised for basic storage, they would benefit from repair, maintenance, and potential upgrades to fully realise their potential for future use.

Access to the site includes established rights of way over the surrounding land, and we recommend any interested parties clarify these details during their enquiries.

Viewings are strictly by appointment only, so please get in touch to explore this unique opportunity in person.

Whether you're looking to expand your business or invest in a versatile commercial property, this site holds immense potential for various ventures.

### Business Rates:

The property's current rateable value, as assessed by the Valuation Office Agency (effective from 1 April 2023), is £1,700. This value forms the basis for calculating business rates and reflects the property's industrial nature, encompassing both workshop and storage spaces.

### Valuation Details:

- Ground Floor Internal Storage: 23.58 m<sup>2</sup> at £32.18 per

m<sup>2</sup>, valued at £759.

- Ground Floor Workshop: 29.63 m<sup>2</sup> at £32.18 per m<sup>2</sup>, valued at £953.

### Services

It is believed the property is connected to mains gas, electric, water and sewage services although we recommend you confirm this with your solicitor.

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

