

FOR SALE

INVESTMENT OPPORTUNITY

41/43 Ffordd Las, Denbighshire, LL18 2ED

FREEHOLD MULTI-LET INDUSTRIAL ESTATE / LAND



Consisting of 8 units, lock up storage units and yards / new development

PETER LARGE
ESTATE AGENTS

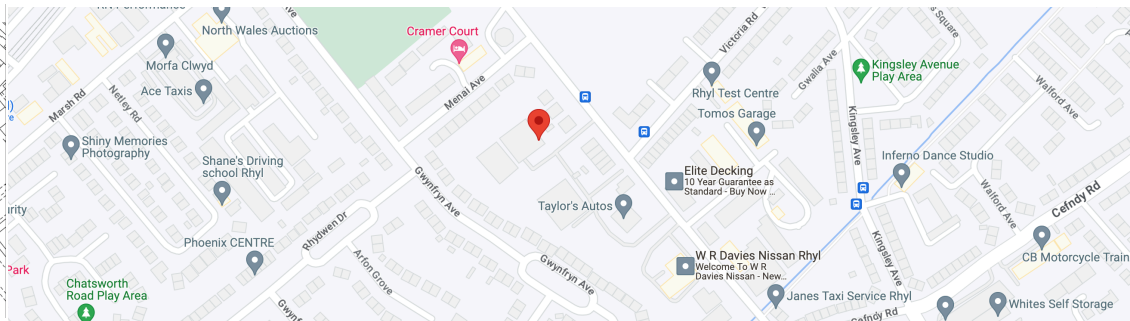
WWW.PETERLARGE.COM

- Well established industrial area
- Income producing; scope to enhance income considerably
- Land to create new units
- Vacant units to increase income
- Estate benefits from two gated entrances



**JONATHAN
OWEN**

REAL ESTATE CONSULTANTS



LOCATION

The industrial estate known as Douglas Estates accessed off Ffordd Las, which in turn connects to Cefndy Road connecting to the A525 main arterial route from Rhyl towards Denbigh / Ruthin. The industrial estate has good access links and is located within a well-established industrial area with a number of commercial occupiers in close proximity, including W R Davies Ford Dealership, NWE Paints decorating centre, Just Kitchens & Bedrooms, Screwfix, Howdens, Rhyl Test Centre.

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, a college, two theatres, a library, a primary health care centre and 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 Ffordd Las, all self-contained providing roller shutter entrances, some with ancillary offices, yard areas, car parking and two dedicated yard areas, one currently occupied and the remaining vacant. There are eight units in total and some smaller ancillary storage capable of being let to small business users and fully self-contained.

The estate is mostly occupied with no leases in place and scope to further enhance the rental income as some of the units are vacant including Unit 7 and the rear land yard area and shortly Unit 2 and Unit 5, along with the smaller storage units. The units are mainly profile-sheet metal with solid brick walls, sodium or strip lighting, some with three-phase electric supply providing an excellent opportunity for an investor to acquire this well-established industrial estate 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 1	103.00 m ²	1,109 ft ²
Unit 2	110.00 m ²	1,192 ft ²
Unit 3	109.00 m ²	1,180 ft ²
Unit 4	209.00 m ²	2,254 ft ²
Unit 5	217.80 m ²	2,344 ft ²
Ancillary offices	61.00 m ²	657 ft ²
Unit 6	283.00 m ²	3,046 ft ²
Unit 7	151.00 m ²	1,626 ft ²
Unit 8	53.90 m ²	ft ²
Yard Areas Not Measured		
Total Site Area Aprox.	4,332.00 m²	1.07 acres

TENURE

The site is held freehold.

PRICE

Price: **£750,000** for the benefit of the investment income, current £47,840 with the potential to be increased to £85,000 when fully occupied.

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 / rhyland@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