

# FOR SALE

Coast Road, Mostyn, CH8 9DX

**SUBSTANTIAL FREEHOLD INDUSTRIAL / YARDS**

Prominent Warehousing Premises 3462m<sup>2</sup> (37,272 sq ft)



Substantial High Bay Interconnecting Warehousing On A Large Site

**PETER LARGE**

ESTATE AGENTS

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

- Prominent Roadside Site With High Bay Warehousing
- Close To The Port of Mostyn Docks, Mostyn Road Business Park
- Units Could Be Self-Contained
- Approx 11 Miles South East to Flintshire Bridge / Deeside Park Excellent Transport Links
- Concrete / Tarmac Hard Standing. Turning Circle For Larger Vehicles
- 3 Phase Electricity Supply
- Mezzanine Offices / Storage



**JONATHAN  
OWEN**

REAL ESTATE CONSULTANTS



## LOCATION

The site provides a prominent corner substantial site within Mostyn at the junction of the Coast Road and Hafod Y Dol Road, directly opposite Abakhan Furnishings, close to Mostyn Road Business Park and a number of established businesses. Within approximately 4 minutes' drive to The Port of Mostyn Docks and within a short drive to both Greenfield and Holywell towns. The property is located off the A548 Coast Road main arterial route leading North West towards Prestatyn and the North Wales Coast and South East towards Flintshire, Deeside, Chester, Industrial Parks via the Flintshire Bridge with directly links off the A494 towards the M56 motorway and interconnecting with the M6 motorway network and also the A550 leading towards The Wirral, Merseyside with direct links to the M53 motorway network towards Liverpool.

## DESCRIPTION

The site provides a substantial frontage to the Coast Road with two roadside gated entrances and a further entrance off Hafod Y Ddol Road. There is a mixture of mostly hardstanding concrete and tarmacadam yard surfacing, with vehicular access to all entrance points, and small section unsurfaced to the rear side with both security perimeter palisade and stone walled boundaries. The yard would allow for substantial vehicles for deliveries, loading with good turning circles and scope to build or extend the current units or build new units, subject to obtaining planning permission. The units benefit from their own self-contained roller shutter or carousel entrances with a combination of sodium or strip lighting, three phase electrical supplies, translucent roof lights, benefitting from substantial mezzanine offices, storage with kitchen, toilets and dual access points benefitting from natural light wells.

## ACCOMMODATION

The premises provides the following approximate areas and dimensions:

	M <sup>2</sup>	SQ FT
Total Ground Floor	1878.00 m <sup>2</sup>	20,215 ft <sup>2</sup>
Mezzanine/FF Offices, Storage	1584.00 m <sup>2</sup>	17,057 ft <sup>2</sup>
<b>Total</b>	<b>3462.00 m<sup>2</sup></b>	<b>37,272 ft<sup>2</sup></b>

## EPC

An Energy Performance Certificate is available upon request.

## SERVICES

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

## RATEABLE VALUE

The premises have a previous rateable value of £56,000 currently suspended.

## TENURE

We understand the land and buildings are held freehold.

## PRICE

Offers in the region of

**£1,250,000**

## VAT

Subject to confirmation, we understand VAT will not be applicable on this transaction.

## LEGAL COSTS

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

## VIEWING

Strictly by appointment via the sole agents:

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

**Peter Large Estate Agents : Peter Large**  
**01745 888100 / prestatyn@peterlarge.com**



## 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.

**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