



# FOR SALE

## HEAD QUARTERS PREMISES, CONWY ROAD, MOCHDRE, LL28 5DS

- Freehold Disposal
- 1.93 Acre Site
- Adjacent to North Wales Expressway (A55)





## LOCATION

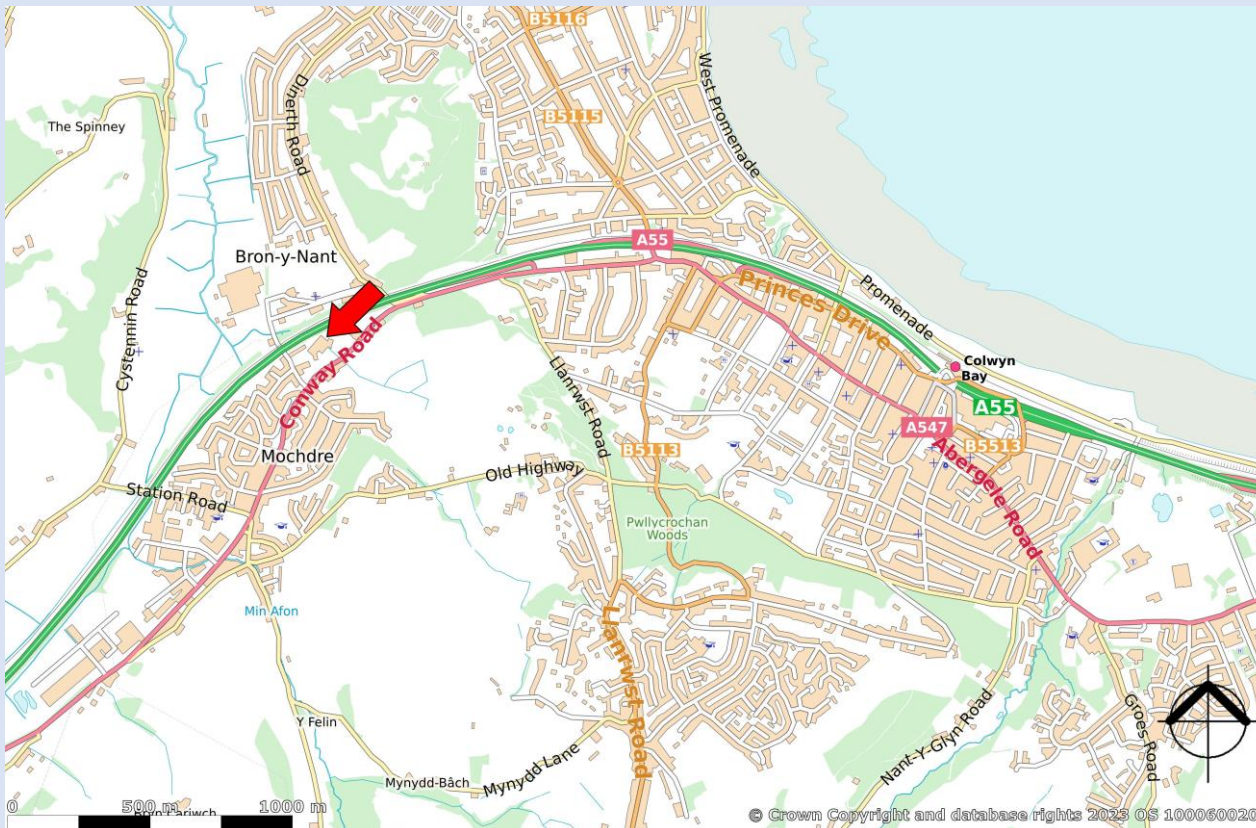
Mochdre Business Park occupies a prominent location immediately adjacent to the A55 North Wales Expressway. Access is via the A547, via either Junctions 19 and 20.

The overall location is approximately midway between North East and North West Wales, with excellent transport links and access into the Llyn Peninsular.

Occupiers in the immediate vicinity include:

- Huws Gray
- Wales & West Utilities
- City Plumbing
- City Heating Spares

**Please refer to location plan.**



- **Freehold Opportunity**
- **Close To A55 Junction**
- **1.93 Acre Site**
- **0.77 Acre Compound**
- **Offers In Excess Of £750,000**
- **Available Autumn 2023**



Council Office

Gas Cottage

Hall

238

239

16.1m

50 m

100 m

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## DESCRIPTION

The property comprises of a purpose-built self-contained three storey headquarter premises located on a 1.93-acre secure site. The property is constructed of brick/block elevations, beneath a part flat and part pitched roof.

The ground floor space is sub-divided and provides a mix of private office, workshop, stores, kitchen/canteen, locker room, boiler room and wc facilities.

The first-floor space has been re-configured in recent years and provides more modern and largely open plan office accommodation with reception, kitchen and wc facilities.

The second-floor space provides a series of private meeting and storerooms with wc facilities.

## COMPOUND

The property also benefits from a surfaced and secure compound extending to approx. 0.77 acres with perimeter palisade fencing and access gate.

## ACCOMMODATION/AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice on a GIA basis as follows.

Accommodation	Sq M	Sq Ft
Ground	789	8,493
First	789	8,493
Second	229.5	2,470
Total	1,807	19,455

## TENURE

The freehold can be purchased for offers in excess of £750,000.

## RATES

The VOA website confirms the property has a Rateable Value of £59,000.

Interested parties are advised to contact the Local Rating Authority, Conwy Council.

## SERVICES

It is understood that the property benefits from mains, water, electric and drainage. The property also has a gas and three-phase electricity supply.

## EPC

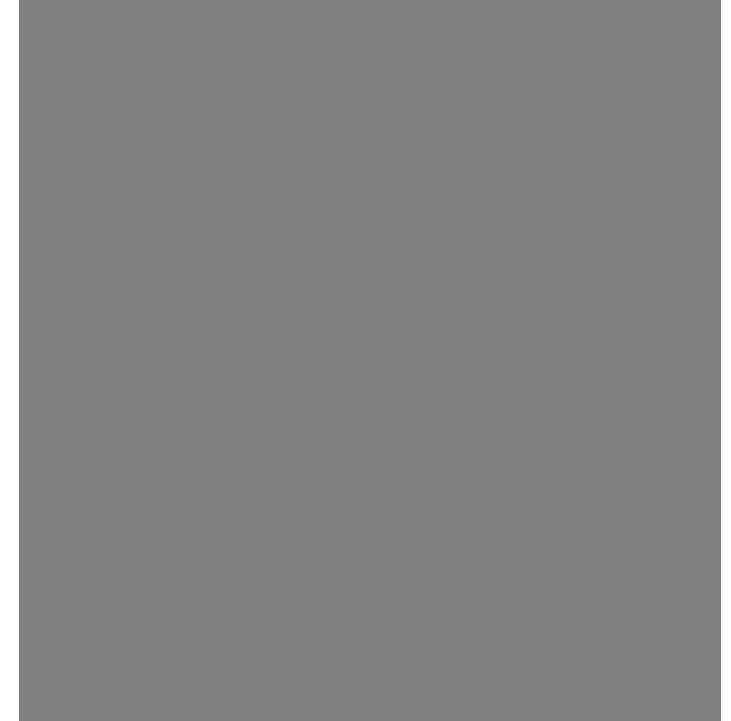
An Energy Performance Certificate is currently in the process of preparation.

## VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

## LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.





## AGENTS 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.

## PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

## CODE FOR LEASING BUSINESS PREMISES

The attention of landlords and prospective tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

## VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212.



**Howard Cole**

[howard.cole@bacommercial.com](mailto:howard.cole@bacommercial.com) 07387 647578

**SUBJECT TO CONTRACT**

## IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
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