

TO LET

TRADE COUNTER/RETAIL/STORAGE UNITS

HERRON SERVICES
GLANHWFA ROAD
LLANGFNI
ANGLESEY
LL77 7EY



Computer-generated imagery (CGI)



REGULATED
BY RICS

ESTATE OFFICE

AWELON, GARTH ROAD, GLAN CONWY, COLWYN BAY, CONWY LL28 5TD

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DESCRIPTION

A new development providing an opportunity to secure prominent retailing and storage space. The units are of steel portal frame construction with fireproofed partition and structural insulated walls and roof. There is potential for a mezzanine floor for additional storage.

The units benefit from three-phase electricity supply and mains services.

LOCATION

The properties are located adjacent to Herron Services providing fuel, retail food store and take-away food with high footfall. Herron Services occupies a prominent and visual location on Glanhwfa Road, the A5114 close to the Bryn Cegin Industrial Estate and Business Park and the town centre. The scheme has direct access from the A5114 connecting with the A55 Expressway in both directions at Junction 6 connecting with Holyhead and the motorway network within five minutes driving distance.

ACCOMMODATION

The accommodation is planned to be generally in accordance with the attached plans and as follows:

TRADE COUNTER UNITS

UNIT 1 3390. square feet
UNIT 2 3390 square feet
UNIT 3 3390 square feet

STORAGE UNITS

UNIT 1 2422 square feet
UNIT 2 2422 square feet
UNIT 3 2422 square feet

TERMS

The units are available on a new lease for a minimum term of 5 years on FRI terms on terms to agreed. Terms can be offered for the linking of units.

RATEABLE VALUE

To be assessed.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be made available on completion of works.

VAT

All rents and outgoings quoted are exclusive of, but may be subject to VAT.

VIEWING

By arrangement with the sole agents
**Richard Baddeley & Company – 01492
580680.**

Conditions under which Particulars are issued: Richard Baddeley & Company for themselves and the Lessors or Vendors of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars.

Subject to Contract