

FOR SALE

COMMERCIAL/INDUSTRIAL PREMISES

SWAN ROAD

MOCHDRE

COLWYN BAY

LL28 5HB



REGULATED
BY RICS

ESTATE OFFICE

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

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DESCRIPTION

The premises comprise a factory with offices which is currently in use for precision plastic moulding production.

The property is set in 0.75 acres or thereabouts.

LOCATION

The property is located on Swan Road, within Mochdre Business Park and directly accessible from the A547 which connects with the A55 at Junctions 19 and 20 within five minutes driving distance.

There are local shopping facilities within five minutes level walking distance and bus routes connecting with Colwyn Bay, Llandudno and Conwy close by.

ACCOMMODATION

The accommodation is arranged in sections with single storey production space and offices two floors and comprises:

Production Area	6756 sq ft
Warehouse	913 sq ft
Offices	1163 sq ft
Stores	826 sq ft
Warehouse	1768 sq ft

Externally – Car Parking for 20 vehicles

TERMS

The property is available freehold at an initial asking price of £695,000.

RATEABLE VALUE (2017 LIST)

£36,500 (2017 List)

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be made available to interested parties.

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