

**West Bank Tiles
Llay Industrial Estate
Llay
LL12 0PZ**



TRADE PARK UNIT TO LET



Location

The building is situated on the Llay Industrial Estate among a number of other local and multiple occupiers. The property can be more readily identified from the attached plan.

Description

The property comprises a showroom at the front with warehouse, wc and kitchen at the rear. There is also a roller shutter for deliveries at the rear.

Tenure

The Property is available on a new full repairing and insuring lease for a term of years to be agreed.

Accommodation

The property has the following approximate areas and dimensions:

| | | |
|-----------|------------|-------------|
| Showroom | 134.33 sqm | 1,446 sq ft |
| Warehouse | 112.7 sqm | 1,213 sq ft |
| Total | 247.03 sqm | 2,659 sq ft |

Rent

£14,000 pa

EPC

An EPC has been commissioned and is available on request.

Photographs and Plans

Any Photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

VAT

Prices, outgoing and rentals are exclusive of but may be liable to VAT.

Assessments

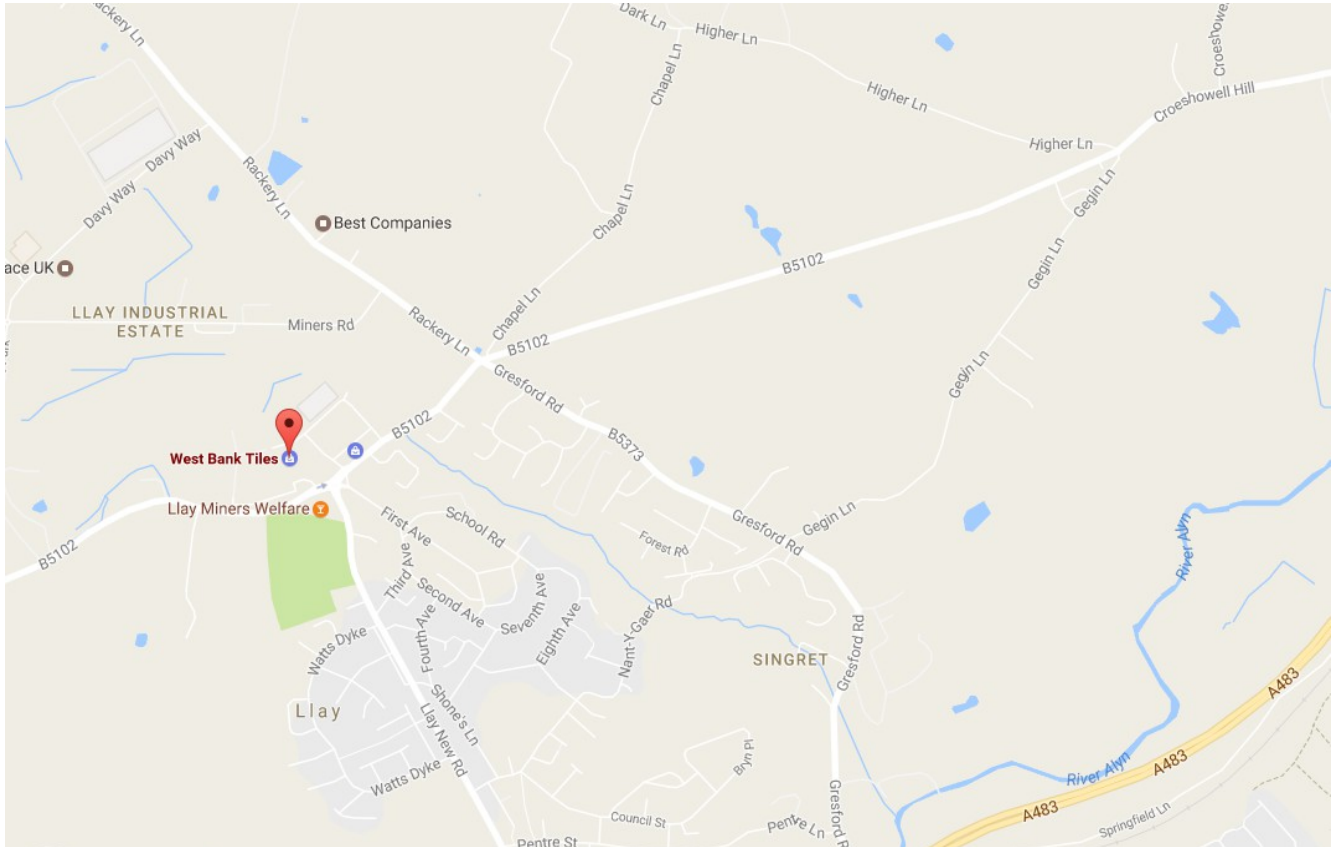
Verbal enquiries of the Local Authority indicate the property has a rateable value of £8,500

Legal Costs

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

Subject to Contract

DTFW 06.06.17



Viewing

Strictly by appointment through the agents, Wild Commercial Property

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