



**THE BAKERY (UNIT 8) PARK ROAD RHOSYMEDRE
WREXHAM LL14 3YR**

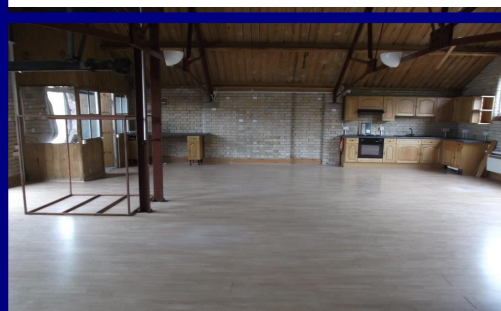
**SITUATED APPROXIMATELY 1 MILE FROM THE A483
AND 5 MILES FROM WREXHAM, A TWO STOREY
OFFICE/WORKSHOP/STORAGE/LEISURE USE
EXTENDING TO APPROXIMATELY 3,965 SQ.FT.
WITH THE BENEFIT OF 12' EAVES TO GROUND FLOOR,
SERVICE ACCOMMODATION AND ON SITE CAR PARKING**



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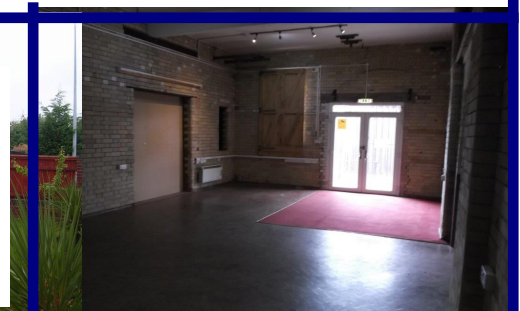
TO LET £9,000 p.a./Sale Considered

ingetts Commercial



**29 Holt Street, Wrexham
Tel: 01978.353553**

www.wingetts.co.uk



SITUATION

The premises are situated on the long and well established Advance Park Industrial Estate, approximately five miles from Wrexham and within one mile of the A483, which gives access to Wrexham, Chester and Oswestry.

DESCRIPTION

The premises comprise a detached two storey former bakery building, which has been refurbished to an excellent standard. Previous users included a photography studio with the first floor as a dance studio. The internal brickwork is exposed and polished, with large windows to either side of the building providing excellent natural lighting. Internal inspection is essential to appreciate the high standard of finish to the property.

ACCOMMODATION

Dual vehicular access gates off Park Road provide access to the site, with secondary access from Advance Park. Double pedestrian doors give access to the property, comprising:

Ground Floor

Area 1 30'9" x 11'7" with side 6' roller shutter loading area

Area 2 30'9" x 17' with herringbone pattern tiled floor, exposed painted and polished brickwork

Area 3 40'6" x 30'9" with herringbone pattern tiled floor, 6 large double glazed windows with wooden Shutters

Service Accommodation providing kitchenette

W.C. with wash hand basin, rest room and canteen area

Staircase from Area 3 to first floor

Unit 1 31' x 29'3" with laminate floor throughout

Unit 2 30'11" x 31' with laminate floor

Kitchenette

Area with cooker, hob, wash hand basin and fitted base and wall cupboards

W.C. off

Outside

The site is enclosed by a security fence with dual, double access gates. Within the site is an Annexe building currently let.

SERVICES

The property has the benefit of mains water, drainage and electricity connected, subject to statutory regulations. Heating is via electric wall heaters.

OUTGOINGS

Rateable Value	£7,600.00
Rates Payable	£3,663.20

NOTE

The property will be subject to small business rate relief.

EPC

In the course of preparation .

TERMS AND CONDITIONS

The premises are offered To Let on a full repairing and insuring lease, on a term to be agreed **at a commencing rental of £9,000 per annum** payable quarterly in advance by Bankers Order. A sale of the property may be considered to include the annexe, which is currently let, **inviting offers in the region of £125,000.**

VIEWING

By appointment through the Agents.