



**Lambert  
Smith  
Hampton**

**0161 228 6411**  
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## **For Sale**

By Order of the Administrators of Slaters (Abergele) Limited

### **VEHICLE WORKSHOP WITH EXTENSIVE SITE**

Unit 2, Blackmarsh Road, Mochdre Business Park, Conway Road,  
Mochdre, Colwyn Bay, LL28 5HA



- Freehold
- Established Industrial Area with easy access to A55 North Wales Expressway
- 1,403.36 sq m (15,106 sq ft)
- Extensive secure site 0.86 hectares (2.12 acres) with development potential (may split)
- Fully equipped vehicle maintenance facility

**Lambert Smith Hampton**

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# Unit 2, Blackmarsh Road, Mochdre Business Park, Conway Road, Mochdre, Colwyn Bay, LL28 5HA



## Location

Mochdre is 1 mile west of Colwyn Bay midway between Chester and Holyhead just south of the A55 North Wales Expressway.

Blackmarsh Way forms part of an established industrial area running along Conway Road (A547) which links between Junction 19 and 20 of the A55.

## Description

A detached industrial unit estimated to have been constructed in the late 1970's with a two storey office block to the front.

The workshops are fitted out for vehicle repairs and divided into 3 separate areas with access from the front side and rear of the building. The two-storey building provides customer reception areas and offices at ground floor and links into the parts store and MOT viewing area.

The first floor provides office and meeting room facilities. A free-standing valet bay is situated in the rear yard.

The property is situated on an extensive securely fenced yard extending to 0.86 hectares (2.12 acres) of which half is a vehicle compound which is capable of separate development.

## Accommodation

In accordance with the RICS Code of Measuring Practice we have calculated that this property has the following gross internal areas:-

	sq m	sq ft
<b>Offices</b> - Ground Floor	120.06	1,292
- First Floor	111.36	1,199
<b>Part Store/Amenity Block</b>		
- Ground Floor	230.91	2,486
- Mezzanine	230.91	2,486
<b>Workshops</b>	<u>710.12</u>	<u>7,643</u>
	1,403.36	15,106

We calculate the site area as 0.86 hectares (2.12 acres)

## Business Rates

The property is entered into the 2017 Rating List as follows:-

**Description** - Commercial Vehicle Repair Garage and premises

**Rateable Value** - £54,000

The uniform Business Rates for the financial year 2018/19 is 0.514 pence in the pound.

## VAT and Legal Costs

All prices are quoted exclusive of VAT at the prevailing rate.

Each party is to be responsible for its own legal costs incurred in any transaction.

## Tenure and Terms

We understand the property is held Freehold.

**Asking price: £600,000.**

## Planning

We understand that the property benefits from existing planning approval as workshops and further details of recent approvals can be provided on request.

We consider that the vehicle compound is capable of separate development but purchasers must make their own enquiries with Conwy County Borough Council.

## EPC

The property has an EPC rating of E.

## Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

**Alex Blanning**

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