

MULTI-LET COMMERCIAL INVESTMENT FOR SALE

NEWGATE HOUSE, BROUGHTON
MILLS ROAD, BRETTON, CHESTER
CH4 0DS



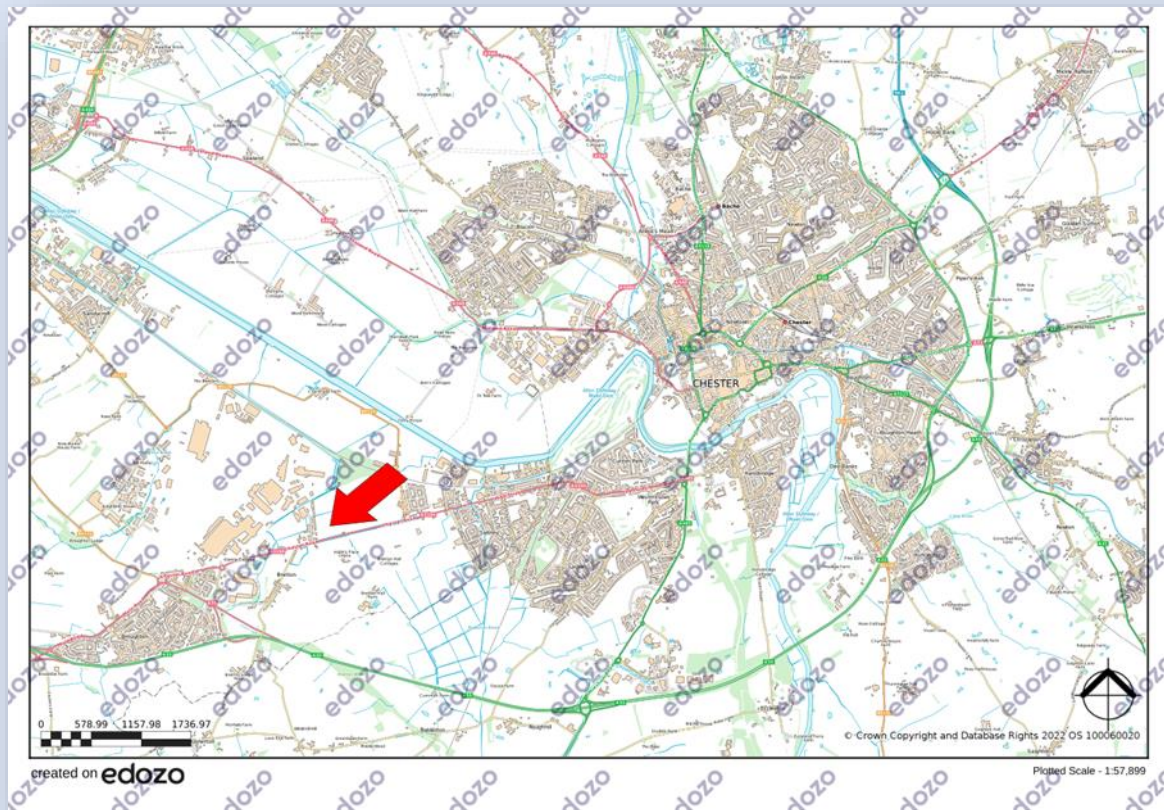
LOCATION

The property is located near Bretton on A5104 Chester Road between Saltney Ferry and Hawarden. Chester is approximately 4 miles to the east. The area has excellent road communications being accessible from the A550 Expressway at Queensferry; the A55 link road south of Chester and junction 12 of the M53 motorway.

The property is situated in an established industrial location on Broughton Mills Road. The property is in close proximity to Hawarden Airfield and Hawarden Business Park. Manor Lane provides access to the A5104 which connects to the A494/A550 at Connahs Quay approximately 2 miles to the northwest. Airbus UK East Factory is only 0.8 miles east of the property. Other occupiers in the immediate vicinity include –

- Airbus
- Bretton Architecture
- Evans Halshaw Ford Transit Centre Bretton
- Newgate Simms Ltd

Hawarden, Bretton and Broughton Villages offer a range of local amenities together with Broughton Retail Park with a range of national retailers all within a 4-minute drive.





- **Close to Airbus and Broughton Retail Park**
- **Extremely Prominent Frontage on The A5104 Chester Road**
- **1,310 Sq. M. (14,102 Sq. Ft.)**
- **0.206 hectare (0.509 acres)**
- **Offers in Excess of £892,000**
- **The total estimated rental value is £80,103 pax (8.50% NIY) (further information from the agents)**

TENANCY SCHEDULE

	Lease start date	Lease expiry date	Sq. M	Sq. Ft	Current Rent	Rate per Square Foot	Comment
Ground Floor Factory 1	2020	2040	694.99	7,481	£28,500	£3.81	Service charge inclusive. Tenant pays for utilities. Rent review in 2023 and every 3rd anniversary of the term thereafter. Excluded from the 1954 Act. New rental of £29,500 pax in 2023
Ground Floor Factory 2	Under offer	Under offer	324.54	3,493	£17,500	£5.01	3-year lease in legals
Ground Floor Office Suite 3	Short Term Let	24 month rolling license	51	549	£4,800	Short Term Let	Short Term Let, info available from the agents
First Floor Office Suite 1	1st March 2022	1st March 2026	148.17	1,595	£5,000	£6.27	2 Businesses under one tenant. Service charge £300 pax. Tenant pays for utilities. Mutual Rolling Break operable after 48 months of the term subject to 6 months written notice. Further info available.
	1st March 2022	1st March 2026			£5,000		
First Floor Office Suite 2	Vacant	Vacant	91.38	984	Vacant	Vacant	On the Market for £14,500pax
TOTAL			1,310	14,102	£60,800		

DESCRIPTION

The premises comprise a part single storey and two storey hybrid property, providing good quality office, industrial and warehouse accommodation.

The property is constructed of steel portal frame and clad with part brick elevations, and plastic coated steel insulated panels, beneath a pitched roof clad with similar material and includes an element of 10 % light panels.

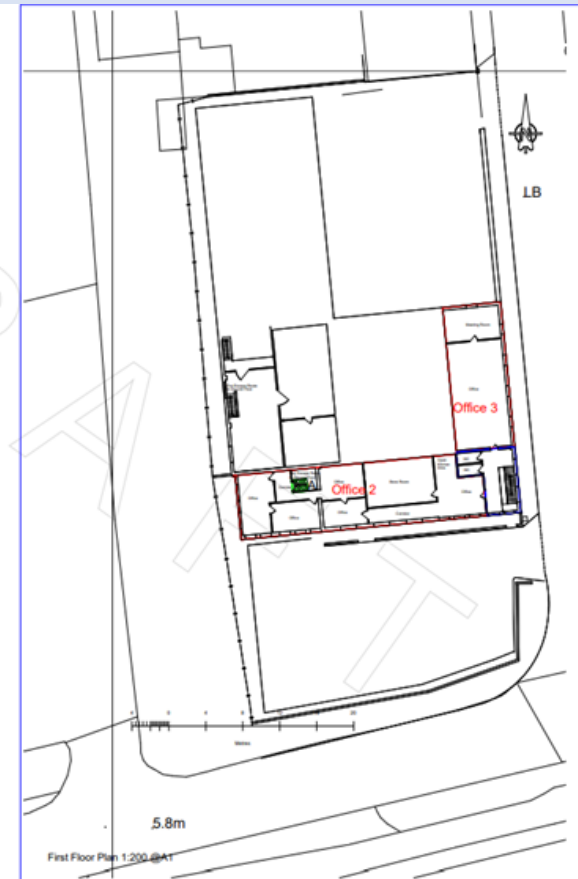
The front area comprises good quality office accommodation. The main office is accessed by a central reception area, leading to a general open plan office, to the rear are the workshop/warehouse areas and ancillary accommodation, including male and female lavatory accommodation and fully fitted kitchen. Please note there is a mezzanine area.

Outside, to the front elevation is a car park, for visitors and staff providing 17 car parking spaces.

As the building is constructed of steel portal frame it can easily be reconfigured to provide further accommodation. To the rear is a gated dispatch / yard area, accessed via an insulated sectional up and over door.

To the rear are a series of compartmentalised workshop areas with stores and offices, which are also serviced via the rear yard.

The First Floor comprises various office suites accessed separately via the front car park, and rear workshop areas, which share rear access via the common areas. The accommodations provide good quality open plan space, part of which have been partitioned.



SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

PROPOSAL

We are instructed to seek offers in excess of £892,000 subject to contract.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

EPC

The Energy Performance Rating for the property is B.

Full copies of the Energy Performance Certificates are available upon request from the agents.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

Strictly by appointment through the joint agents BA Commercial, Chester 01244 351212.



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SUBJECT TO CONTRACT

IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

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ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.

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