



VARIOUS OFFICE/ WORKSHOP UNITS LOCATED IN THE TOWN CENTRE OF BALA,
NORTH WALES

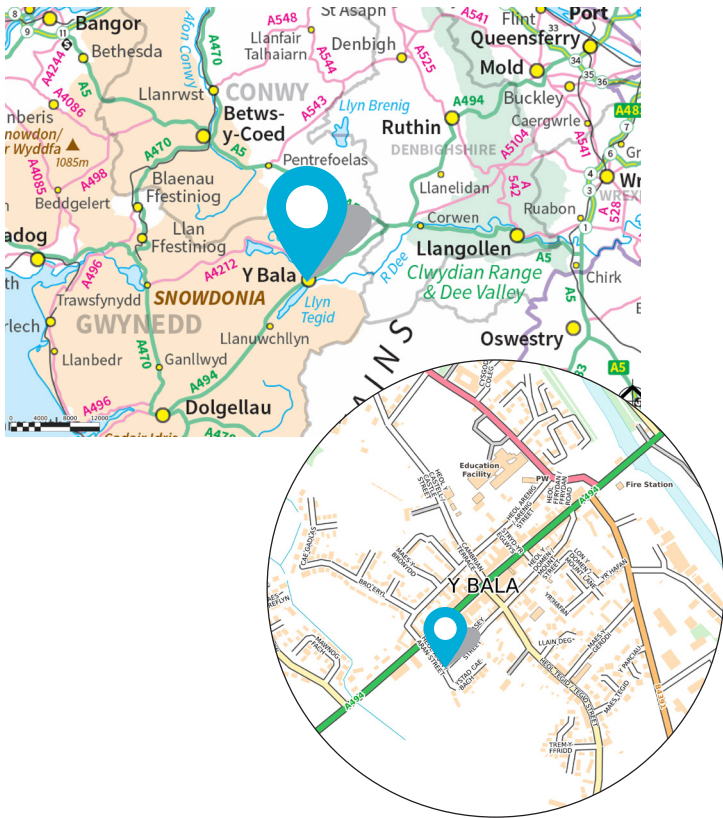
PENLLYN WORKSHOPS, PLASSEY ST, BALA, LL23 7SW

- Good town centre location
- Various sizes available ranging from 512 sq ft to 936 sq ft
- Low service charges
- 24/7 access
- Suitable for a variety of uses subject to statutory consents

RENTS FROM £3,500 TO £5,600 PER ANNUM (EXCLUSIVE)

TO LET

OFFICE/ WORKSHOP SPACE



LOCATION

The property is located in the heart of Bala town centre. The property is located on the corner of Aran Street and Plassey Street. Close by occupiers include Gulf Garage, Siop S058, and Guith Jones Jones LLP. Bala is a town and community in Gwynedd, Wales and is located at the north end of Bala Lake. At the 2011 Census, it had a population of 1,974 78.5% of whom spoke Welsh.

DESCRIPTION

The property comprises of various ground and first floor office/workshop units with some having self-contained kitchens. The building benefits from shared access to WC facilities. There are various tenants already in situ including Architectural Hardware Consultants Ltd, Department of Transport testing centre and Cowbois. It is accessed via a communal entrance and hallway and is fitted out to a high standard. The property would suit a variety of uses subject to statutory consents.

THE PHOTOGRAPHS ARE EXAMPLES OF THE TYPE OF ACCOMMODATION AVAILABLE



TO LET

OFFICE/ WORKSHOP SPACE



UNIT	SIZE SQ FT	RENT PER ANNUM	SERVICE CHARGE PER ANNUM	EPC	RATEABLE VALUE
5	512	£3,500	£350	TBC	TBC
9	832	£5,000	£500	TBC	£1,700
10	836	£5,500	£550	TBC	£1,700
11	936	£5,600	£560	TBC	£1,975

TO LET

OFFICE/ WORKSHOP SPACE

RENT

From £3,500 TO £5,600 per annum (Exclusive)

SERVICE CHARGE

10% of the rental per annum plus VAT

This will cover communal and external repairs and maintenance.

VAT

All rents and other occupational outgoings are subject to VAT as the property is elected for VAT

PLANNING

Interested parties are to rely on their own enquiries with the local authority.

It is understood the properties fall under user class B1 (offices) under the user classes order for Wales.

SERVICES

(Not tested at the time of inspection)

The units benefit from mains electricity on sub metered supplies. The water and drainage is a shared supply which is split between the occupiers on site via the service charge.

Some of the units benefit from mains gas supplies.

TENURE

The property is available to let on flexible lease terms by negotiation.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred.

LOCAL AUTHORITY

CYNGOR GWYNEDD

Telephone: 01766 771000



VIEWING

Viewing via the letting agents:

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