

FOR SALE

LegatOwen
CHARTERED SURVEYORS
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St Mark's House, St Mark's Road, Saltney, CH4 8DQ

DETACHED PURPOSE BUILT TWO
STOREY OFFICE BUILDING

6,182 SQ FT
(574.32 SQ M)

AVAILABLE WITH VACANT
POSSESSION OR GROUND
FLOOR TENANT



DESCRIPTION

St Mark's House is a detached two storey office building of brick construction under a pitched roof. The property offers an open plan floor plate with Directors offices on the ground floor, whilst the first floor provides a large open floor plate that can be sub divided depending upon the purchaser's requirement.

The office has been fitted out to a good standard with a range of facilities to include –

- Cassette air conditioning units
- Gas fired central heating
- Suspended ceiling inc. Cat II lighting
- Full computer cabling throughout
- Raised floor
- Red Care burglar alarm system
- CCTV
- Kitchen

ACCOMMODATION

The property has been measured on an IPMS3 basis and extends to approximately 574.32 sq m / 6,182 sq ft.

TERMS

The property is available either with vacant possession or with the Roland Partnership in occupation on the ground floor for a period of 2 years at an annual rent of £20,000.

The property is offered freehold at a price of £500,000 + VAT.

CAR PARKING

There is extensive car parking on site and an occupier could expect approximately 15-20 cars. In addition to this there is also on street car parking available.

UTILITIES

The property has the benefit of all mains utilities.

BROADBAND

We have undertaken a check with BT Open Reach and a broadband speed of up to 30 MBPS should be available. Interested parties are strongly advised to make their own investigations.

LEGAL COSTS

Each party is to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C - 71.



RATES

The property has a rateable value of £59,750. Therefore, rates payable are estimated at £30,000.

Interested parties are advised to make their own enquiries to the local authority.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

PLANS/ PHOTOGRAPHS

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

VAT

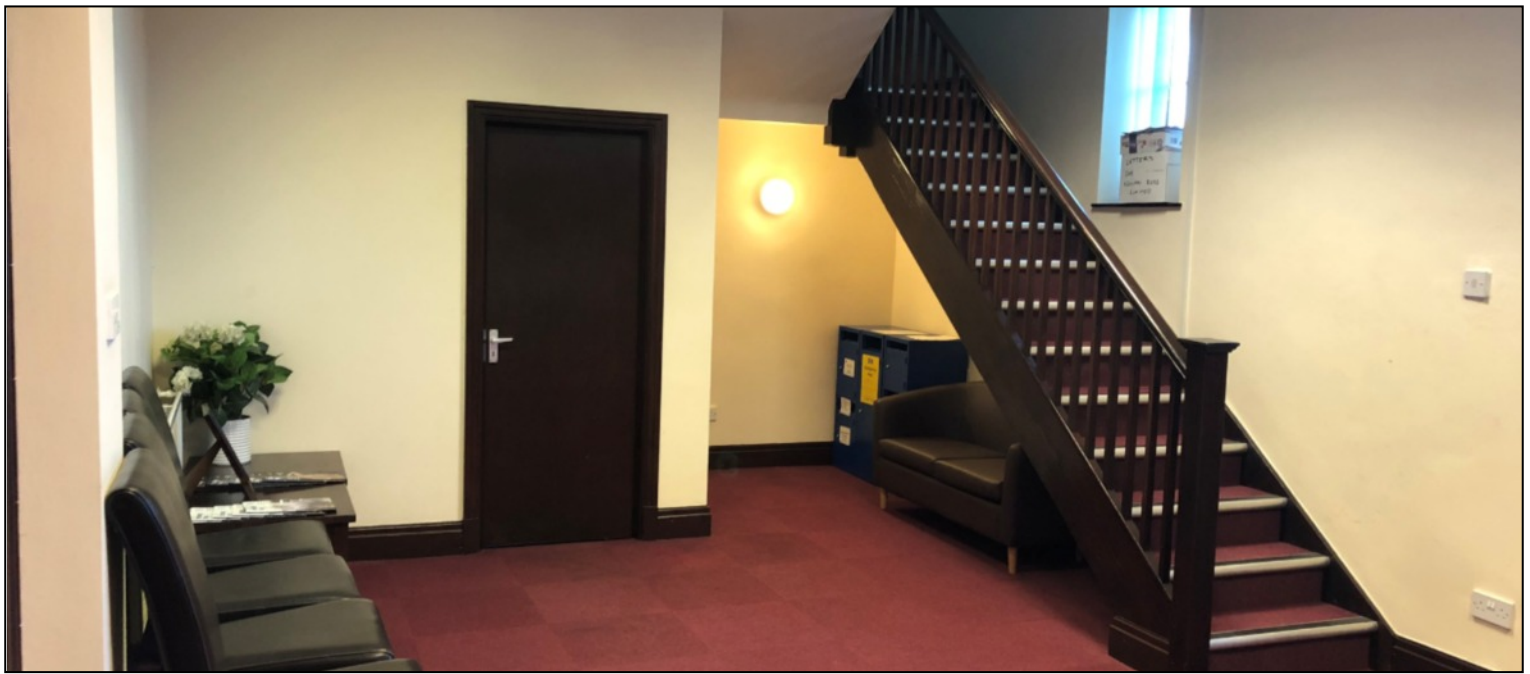
VAT is payable on all sums payable to the landlord.

VIEWING

By prior appointment through the sole agent, Legat Owen:

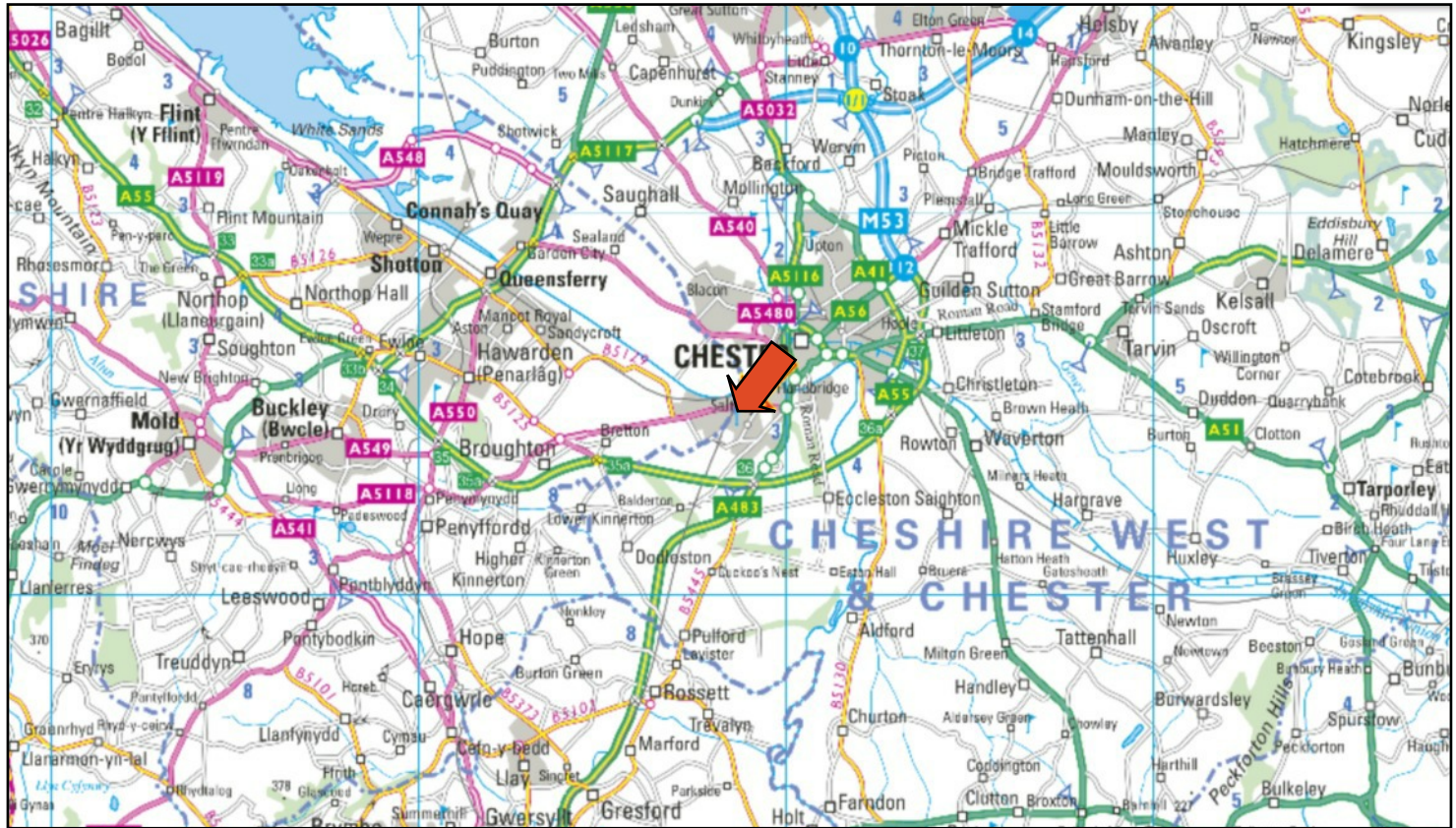
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LOCATION

St Mark's House is accessed off the A5104 which provides access to Chester in the east and Mold in the west. Hawarden Airport is located approximately 2 miles to the west.



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

January 2020

SUBJECT TO CONTRACT