

The Fferm Workshops – Units 1 & 2

The Fferm Workshops are situated just off the A541 in the village of Pontblyddyn. The property is approximately 3 miles away from the popular market town of Mold and is adjacent to Pontblyddyn Cricket Club.

INTERNAL:

The Fferm Workshops are a traditional farm building that has been converted into two single-storey open plan offices, refurbished to a high standard with extensive car parking facilities. The property comprises of a kitchen and W/C facilities on the ground-floor level which are shared with both Units 1 & 2.

Unit 1

Net Internal Floor Area - 60.82 sq m / 654 sq ft

Room 1 (Storage) – 12 x 7 m

Room 2 (Entrance hall, W/C & Kitchen) – 11 x 7 m

Unit 1 benefits from an open-plan office working area located on the ground floor.

Unit 2

Net Internal Floor Area – 77.12 sq m

Unit 2 offers an open-plan working area on the ground floor with a further office/storage area on the mezzanine.

Rent

Unit 1: £4,200 per annum (£350 pcm) + vat

Unit 2: £7,800 per annum (£650 pcm) + vat

Total (for both units): £1000 + vat

Business Rates:

Unit 1: Rateable value from April 2023 is £3,800

Unit 2: Rateable value from April 2023 is £4,000

Outgoings

The Tenant will be responsible for the payment of all the outgoings including non-domestic rates, water, electricity, telephone etc.

Services

The property is connected to mains electricity and water supply. The power is three phase. A telephone point and electricity sockets are fitted, although any additional points wanted would be the responsibility of the new tenant to install.

The tenant will be responsible for a contribution towards emptying the septic tank at least once a year

Preparation of the Tenancy Agreement

The successful applicant will be responsible for paying the Landlord's reasonable legal and surveyor's costs in administration and preparation of the tenancy agreement.

Cost information available on application.

Viewings strictly by appointment only through the letting agents (Carter Jonas).

Please contact the Shrewsbury office to book a viewing.