



# To Let: Plassey Street

Bala | Gwynedd | LL23 7SW



Add text here - Unit 8, Penllyn Workshops Plassey Street, Bala, Gwynedd, LL23 7SW

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 Cowboys. 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.



# Penllyn Workshops

# Location

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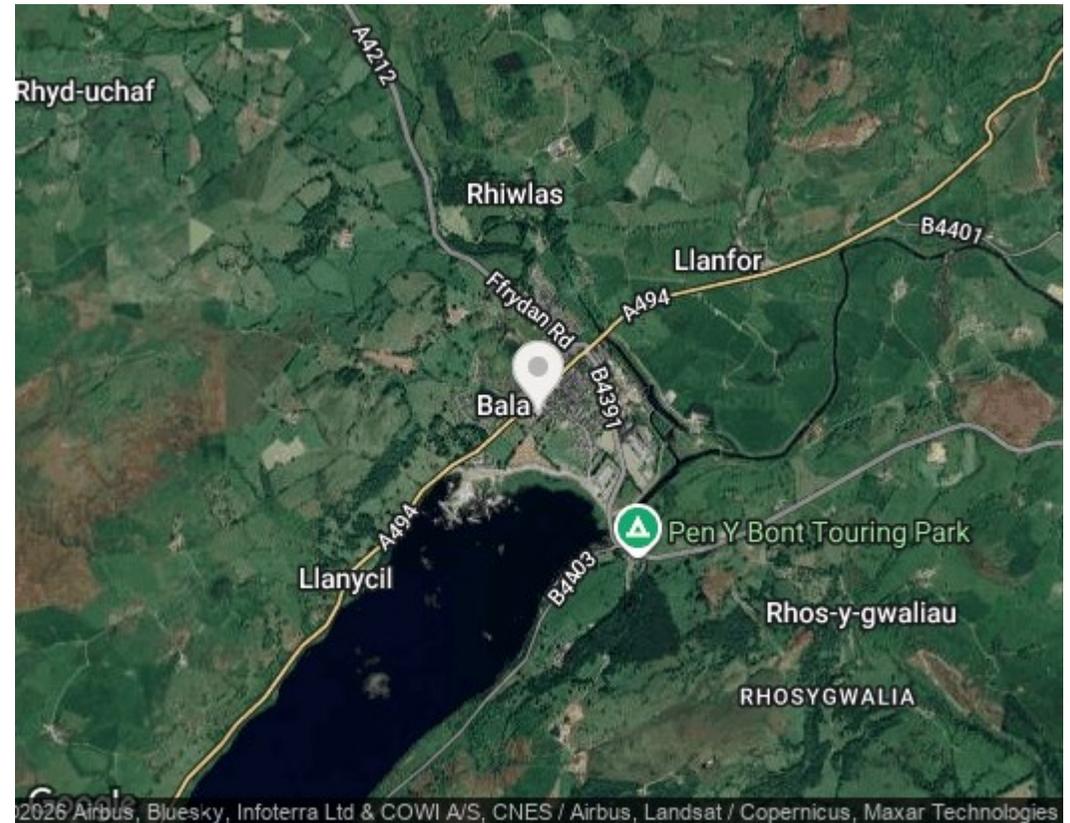
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Unit 8 (914 sq ft - £5,500 per annum)

- Various office/ workshop units located in the town centre of Bala, North Wales
- Good town centre location
- Unit 8 (914 sq ft - £5,500 per annum)
- Low service charges
- 24/7 access
- Suitable for a variety of uses subject to statutory consents

## 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 SO58, 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.



# Accommodation

## Rent

£5,500 per annum

## 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.

## Rateable Value

TBC

## Legal Costs

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

## Local Authority





# Key Details

CYNGOR GWYNEDD  
Telephone: 01766 771000

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Viewing is strictly by prior arrangement with the letting agents.  
For more information or to arrange a viewing please contact:

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We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

