

Ref: A29

FOR SALE FREEHOLD



Gwastad Hall Care Home. Llay Road, Llay, Cefn-y-Bedd, Wales, LL12 9UH.

LOCATION: Gwastad Hall Nursing Home is located less than half a mile from Cefn-y-Bedd Station and less than 4 miles from Wrexham Town Centre.

Llay Road joins directly up to the B1502 which provides access to the A483 which joins up to Chester and Wrexham. Chester Town Centre is just under 10 miles from the property.



DESCRIPTION: The property comprises of a 3 storey former care home that is being offered For Sale with vacant possession with a total GIA of approximately 13,224 sqft (1228.51 sqm) (not measured). This former care home is Part Grade II Listed and may be suitable for alternative uses subject to planning. The property is offered For Sale unconditionally on a freehold basis.

N.B. It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.

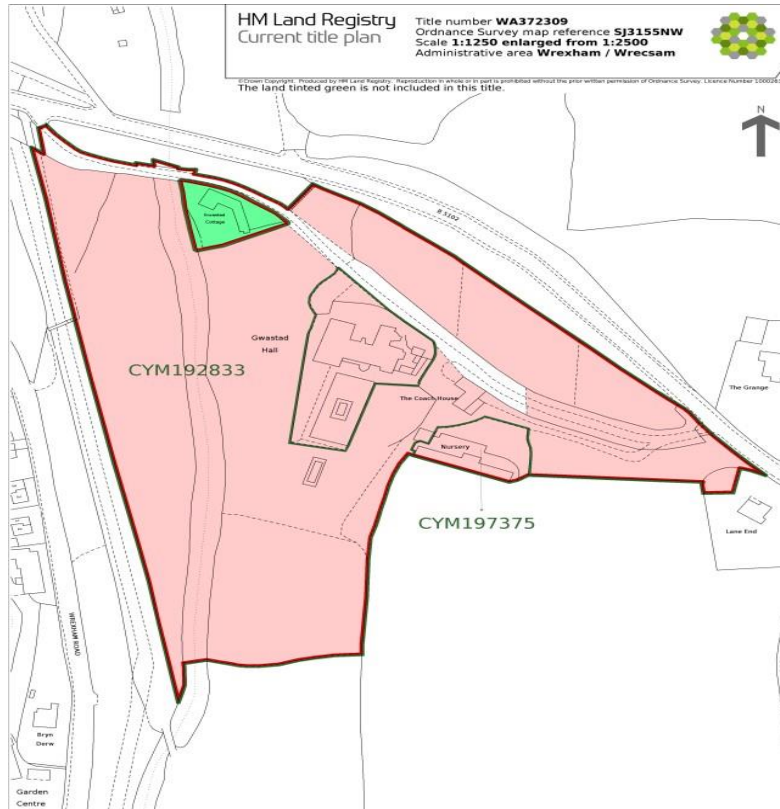
AMENITIES:

- **3 STOREY FORMER CARE HOME**
- **GIA APPROXIMATELY 13,224 SQFT (1228.51 SQM) (NOT MEASURED)**
- **37 ROOMS ALL WITH EN-SUITE**
- **PART GRADE II LISTED**



PRICE:

Offers in excess of £600,000



RATES
PAYABLE: TBC
EPC RATING: TBC

ANTI MONEY LAUNDERING Due to the recent changes in the Anti money laundering regulations, it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

LEGAL COSTS:

V.A.T. All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

VIEWING:

LAND COMMERCIAL LTD
020 8498 8080

IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.