



LEASE AVAILABLE

**346, ABERGELE ROAD, OLD COLWYN,
LL29 9LS**

GROUND FLOOR LOCKUP SHOP

*** INCENTIVES AVAILABLE ***

LOCATION

Colwyn Bay has expanded to become the second-largest community and business centre in the north of Wales with a combined population of 34,284 (2011 census) in the urban areas including Old Colwyn, Rhos-on-Sea, Mochdre and Penrhyn Bay.

The subject premises are situated in Old Colwyn, approximately 1 mile east of Colwyn Bay, fronting prime Abergele Road with a return frontage to Coed Coch Road and Abergele Road.

The area is occupied by predominantly local independent businesses comprising a number of takeaways and hairdressers, cafes, local pubs and other specialists. Multiples nearby include Aldi, Co-op and Barclays Bank.

ACCOMMODATION

According to measurements taken from VOA, the net internal areas and dimensions are as follows:

| | | |
|-------------------------|------------|-------------|
| Ground floor sales Area | 61.80 sq m | (665 sq ft) |
| Rear ancillary | 27.50 sq m | (196 sq ft) |

CONTACT

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Berkeley Place, Bristol, BS8 1BQ
carterjonas.co.uk/commercial

Stuart Williams

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IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

LEASE

Held on an existing full repairing and insuring lease for term expiring 27th November 2025.

RENT

£12,500 per annum exclusive.

TERMS

INCENTIVES are available, subject to status. Consideration given to underletting, assignment or a longer term on a new lease, subject to landlord's consent.

USE

Use classes within A1 (Retail) or A2 (financial & professional services) of the Town and Country Planning (Use Classes) Order 1987 are permitted, subject to the provisions of the lease. Other uses may be possible subject to planning and Landlords consent.

RATES

According to the Valuation Office website, the premises are assessed as follows:

Rateable Value: £5,300

We understand that no rates would be payable but strongly advise that interested parties are advised to satisfy themselves that the above statement and assessment are correct and that this covers their intended business by referring to: <https://www.gov.uk/find-business-rates>

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

A certificate will be commissioned.

VAT

All figures within these terms are exclusive of VAT where applicable.

VIEWING & FURTHER INFORMATION

Strictly via letting agents:

Timothy Edgell: timothy.edgell@carterjonas.co.uk; 0117 363 5702 / 0117 922 1222 or

Stuart Williams: stuart.williams@carterjonas.co.uk ; 0117 922 1222

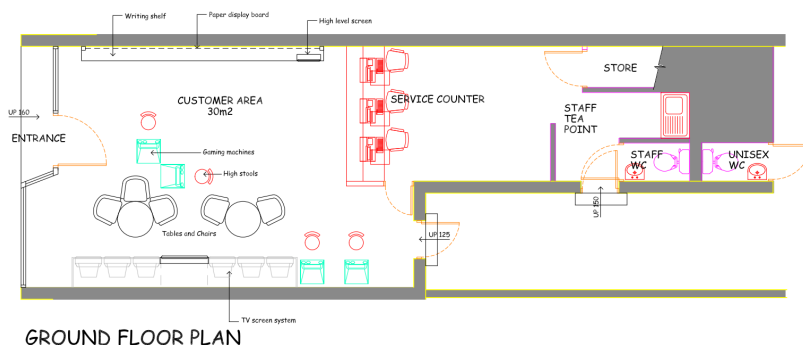
For details of all commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial



Internal sales area



Internal entrance



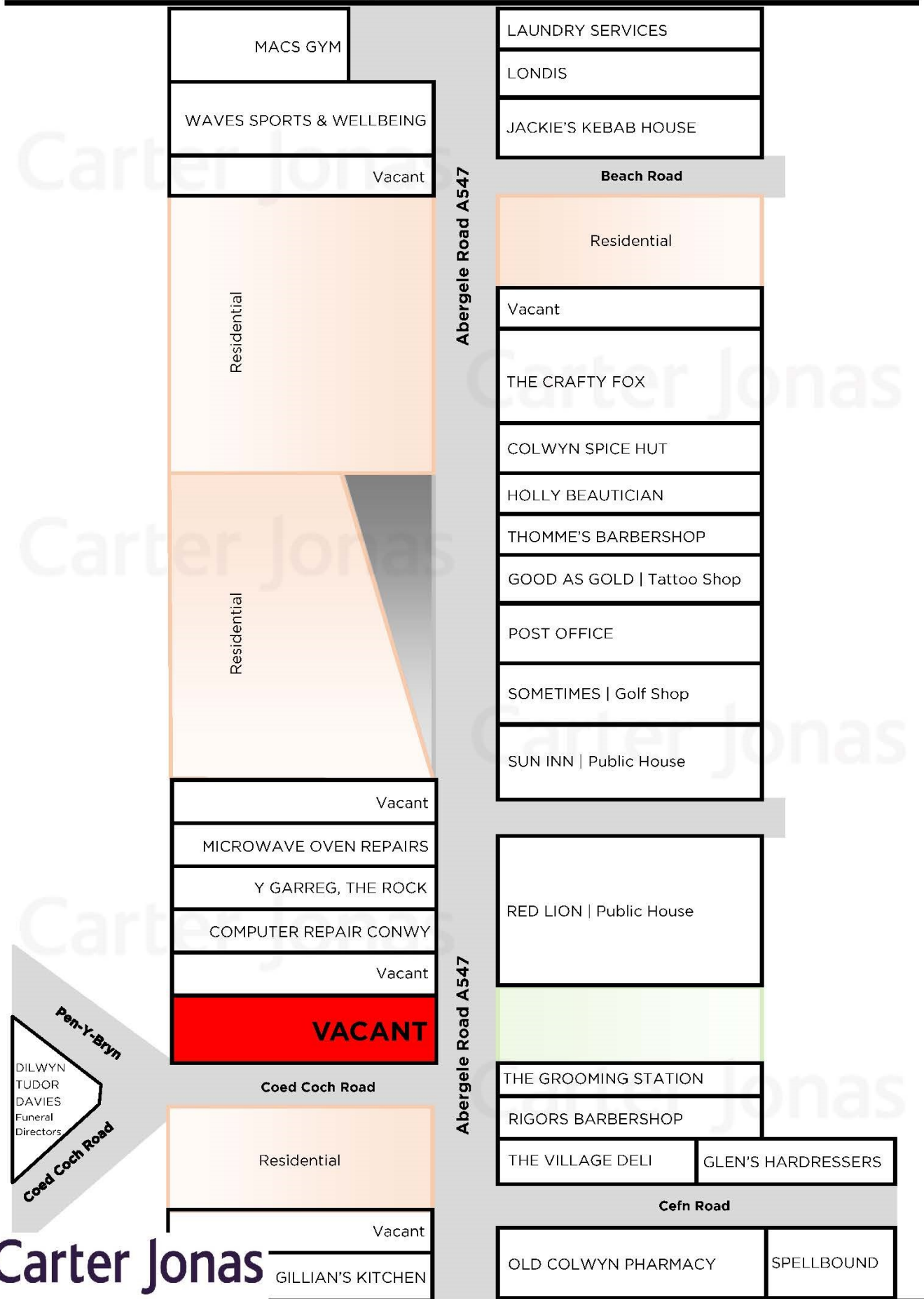
GROUND FLOOR PLAN

January 2023
 Subject to Contract

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346 Abergele Road | OLD COLWYN



This street plan is for identification purposes only and is not to scale.