

Location

Glasdir is located to the north of Llanrwst with direct access from the A470, approx. 15 miles from J19 of the A55 North Wales Expressway and approx. 5 miles from Betws y Coed.

Description

The Council has relocated its Library from the adjacent site and it now occupies the majority of the ground floor space. The first floor is occupied in part by Council employees. There is lift to access the first floor and a large car park to the rear which is also owned by the Council.



Opportunity

The Council currently has one vacant offices on the first floor which we are offering to the market by way of lease, the intention is to attract local businesses with a view to the building becoming a thriving rural hub for the people of Llanrwst and the surrounding areas. There is also additional space on the ground floor, which can be hired at hourly rates.



To Let – Office Space

Glasdir, Plas yn Dre, Llanrwst, LL26 0DF

F004

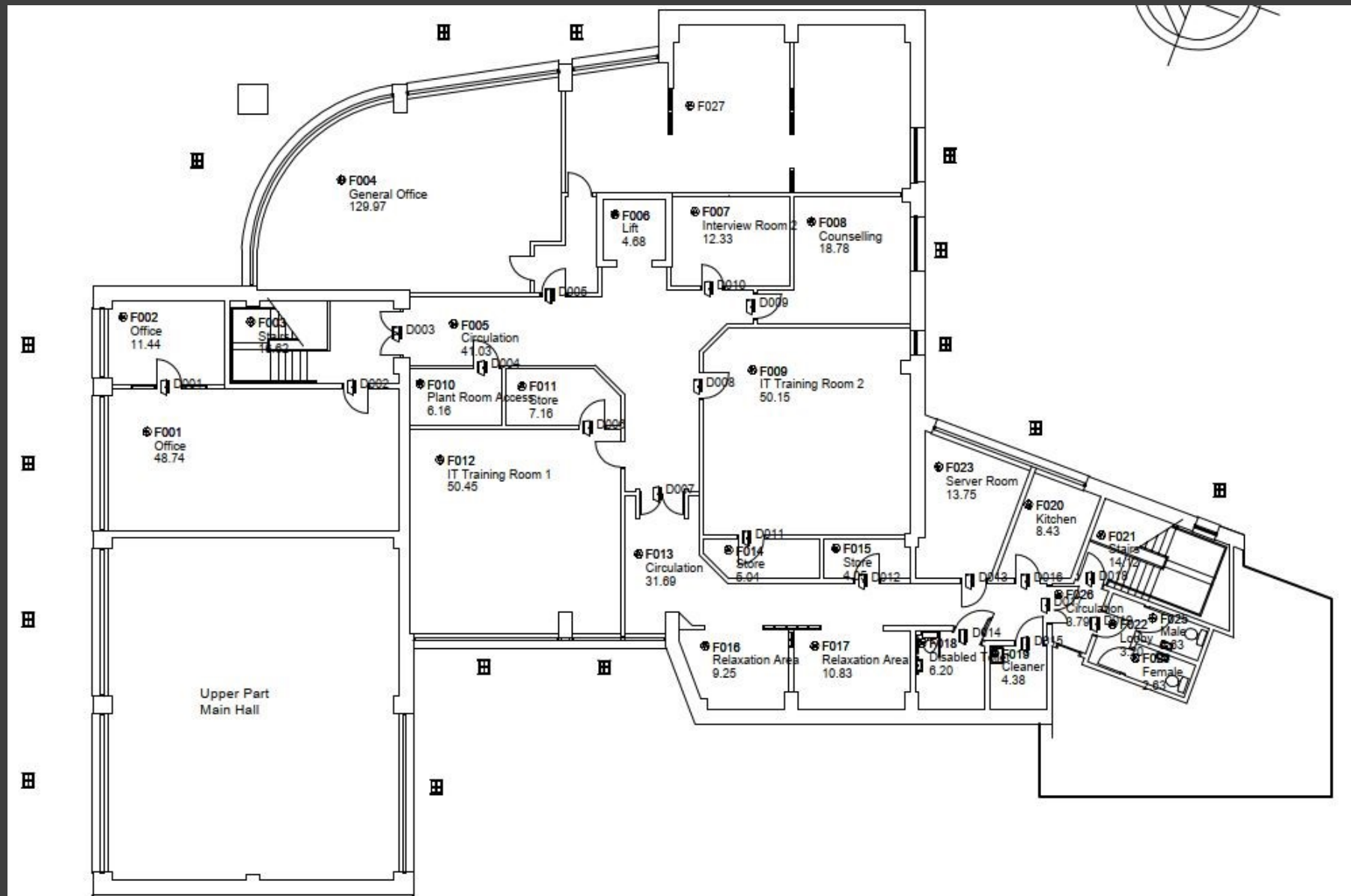
First Floor— 68m²

Rent—£4,850 p.a. Service Charge Estimate £8,250p.a.



Shared First Floor Kitchen





Room	Floor	Area (m2)	Rent per annum	Service Charge Estimates based on area occupied as % of the whole, includes NNDR.
F004	First	68	£4,850	£8,250

Lease Terms

Full Heads of Terms are available on request.

- Minimum lease term – 3 years
- Internal Repairing (demise only)
- Service Charge
- Rent Review every 3 years (if applicable)
- Shared Kitchen and toilets

Planning Uses

B1 – Offices

Other use would be considered subject to the necessary consents.

Viewings

Strictly by appointment.

CCBC Estates & Asset Management

Contact Rochane Vye MRICS

Phone 01492 574051

Email rochane.vye@conwy.gov.uk

Disclaimer

The data provided is for general informational purposes only. All information is provided in good faith, however we make no representation or warranty of any kind, express or implied, regarding the accuracy, adequacy, validity, reliability, availability or completeness of the information.

Under no circumstance shall we have any liability to you for any loss or damage of any kind incurred as a result of the use of, or reliance on, any information provided .

