

Location

7 Abergele Road (The Longmans Building) is located on the main road through Colwyn Bay just off Station Road, home to the Colwyn Bay's Artisan and weekly market. 7 Abergele Road is directly opposite Spar, Subway, KFC and close to a number of banks, cafes, shops and professional services and just a short walk from the Conwy County Borough Council main office located on Coed Pella Road. Boasting a prominent trading position with good visibility from all passing, foot and vehicular traffic the property is within close proximity to Colwyn Bay train station, on the main bus route through the town with public car parking to the rear on Ivy Street.

Opportunity

The Authority is offering the entire building by way of a minimum 5 year FRI lease. This is a unique opportunity to utilise this unique building in the heart of Colwyn Bay.



Building To Let (The Longmans Building)

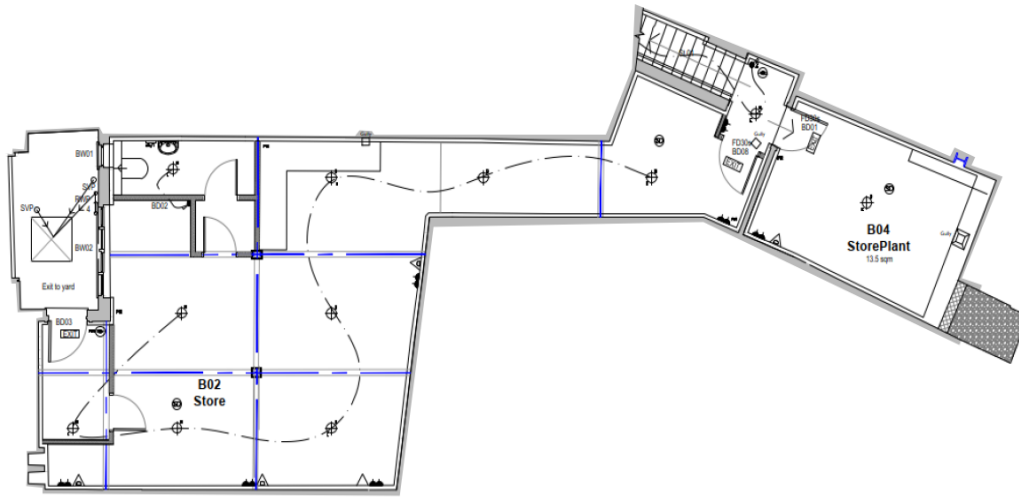
7 Abergele Road, Colwyn Bay, Conwy, LL29 7RS

Description

7 Abergele Road is a Grade II listed building designed by renowned local architect Sidney Colwyn Foulkes. The building was originally believed to have been built as a bookshop for the Longman publishing / booksellers company in the early 1930s. It has recently been extensively refurbished both inside and out and proudly boasts many of its original architectural features such as port hole style windows, domed glass sky lights and art deco features.

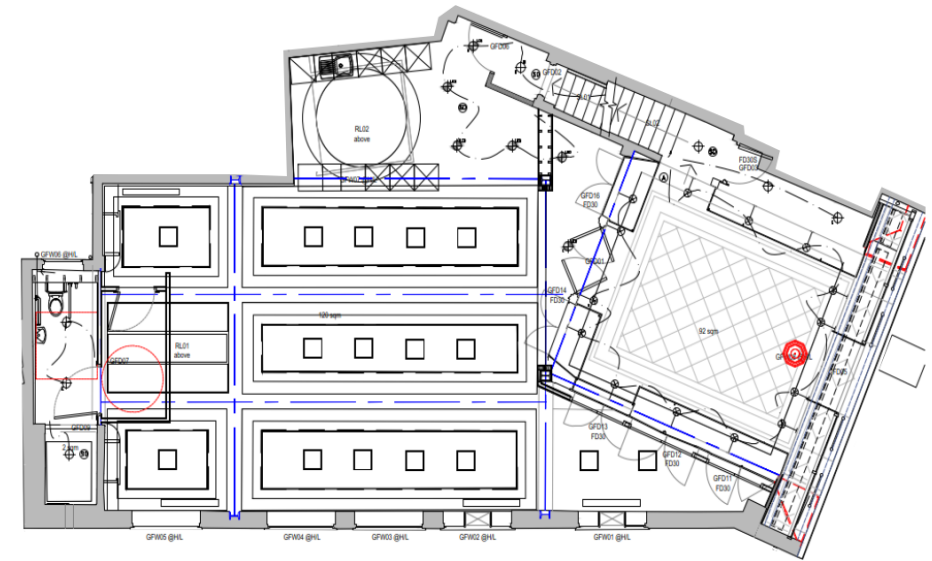
The building comprises: Entrance lobby directly off the main road, open plan workspace and toilet to the ground floor. Store room, utilities cupboard, kitchen staff area and a further toilet on the basement level. The first floor comprises an open plan workspace, two breakout rooms and kitchen area with locker area and two further toilets. The top floor offers further workspace with sea views. Floor areas are noted overleaf.





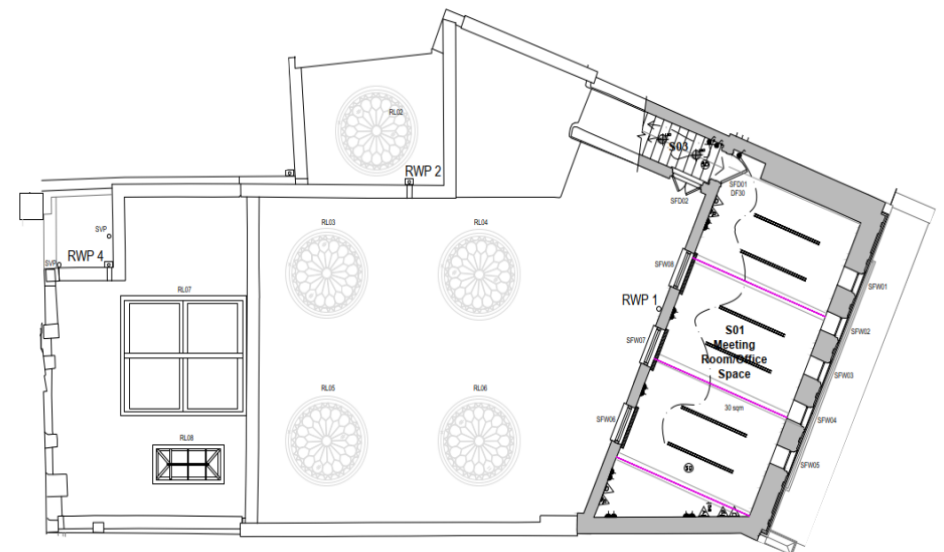
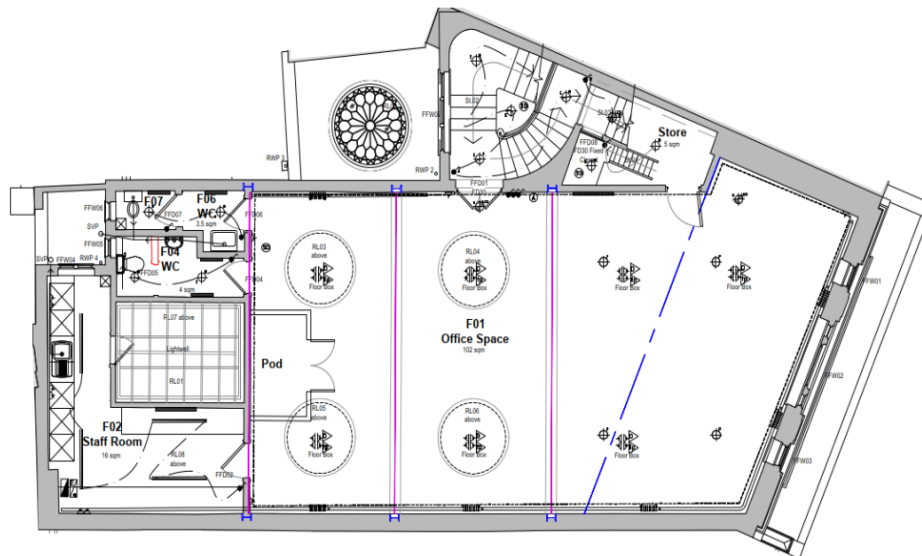
Basement (Size)

First Floor (110m²)



Ground Floor (210m²)

Second Floor (30m²)



Lease Terms

The Council are seeking applications to lease the building for a minimum of 5 year FRI lease. The tenant will be responsible for all repairs, maintenance, insurances and all other outgoings attributable to the building. The Council is open to offers with regards to the rent. Application forms and further relevant information is available upon request.

Planning Uses

Current planning consent granted Offices. Other uses would be considered subject to all necessary consents and consultation.

Viewings

Strictly by appointment.

CCBC Estates & Asset Management

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