



2 Abergele Road

2 Abergele Road, Colwyn Bay, LL29 7NN

Former Bank Premises To Let

1,684 to 4,443 sq ft
(156.45 to 412.77 sq m)

- Period building prominently positioned
- Ground floor, plus storage to uppers
- Historic seaside town
- A2 use, assignment or sub-lease

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Summary

Available Size	1,684 to 4,443 sq ft
Rent	£26,230 per annum
Rates Payable	£10,967.50 per annum
Rateable Value	£20,500
Car Parking	5 spaces
EPC Rating	C (54)

Description

The property offers accommodation over ground, first, second and third floors, with access to the shop front direct from Abergele Road. Accessed is provided to the rear of the property via the side lane, where approx 5 car parking spaces are allocated.

Location

The seaside town of Colwyn Bay is approximately 5 miles south east of Llandudno and 40 miles west of Chester.

The property is located in a prominent position on Abergele Road, which intersects with the main retail area of Station Road. A mix of retail and leisure users are within the nearby vicinity including; The Station pub, BetFred, Boots, Dominos and William Hill, amongst a number of other local occupiers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales	1,684	156.45	Available
Ground - Ancillary	983	91.32	Available
Ancillary - FF/SF/TF	1,776	165	Available
Total	4,443	412.77	

Viewings

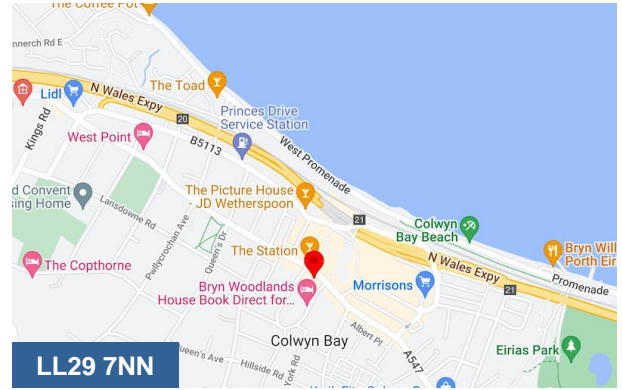
To be arranged via Cooke & Arkwright.

Terms

The property is available on the basis of assignment or sub-lease of the existing lease, which expires 11/12/2027.

Anti Money Laundering Regulations

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.



Viewing & Further Information



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