



# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

61 Market Street, Abergele, Conwy, LL22 7AF

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## 10, Market Street, Abergele, LL22 7AA

- Ground & First Floor Accommodation
- Prime Location
- Two Parking Spaces
- Ideal Investment
- Vacant Possession
- Close To All Amenities
- Excellent Investment
- Epc Rating - 'D'



The property occupies a prime trading position within the centre of Abergele close to a selection of banks, building societies and retail shops and within a convenient walking distance of Tesco supermarket, library and health centre. Local businesses and social amenities are also situated close by, together with car parks and public transport facilities. The property comprises a modern well-fitted office situated on the ground floor with ancillary accommodation including kitchen and staff facilities. The first floor is accessed by means of an independent staircase from a shared entrance foyer, and provides open plan and partitioned offices, with further staircase access to the rear. Two rear parking spaces. Suitable for a varied range of retail and office uses for which early viewing is recommended.

## ACCOMMODATION

The accommodation provides the following floor areas:

### GROUND FLOOR

#### ENTRANCE

With meters (separate for ground floor and first floor).

#### MAIN OFFICE

39'4" x 16'9" narrowing to: 12'1" (12.00m x 5.11m narrowing to: 3.69m)

#### MANAGERS OFFICE

11'5" x 8'0" (3.49m x 2.46m)

#### KITCHEN

8'2" x 6'0" (2.50m x 1.85m)

#### GENTS WC

Low level WC. Wash hand basin.

#### LADIES WC

Low level WC. Wash hand basin.

#### REAR ENTRANCE

With access to first floor.

### FIRST FLOOR

#### MAIN OFFICE

29'2" x 20'1" (8.91m x 6.14m)

#### OFFICE ONE

9'8" x 9'1" (2.97m x 2.78m)

#### OFFICE TWO

21'7" x 9'3" (6.58m x 2.84m)

#### OFFICE THREE

21'7" x 9'3" (6.58m x 2.84m)

#### KITCHEN

11'5" x 8'3" (3.49m x 2.53m)

#### GENTS WC

Low level WC. Wash hand basin.

#### LADIES WC

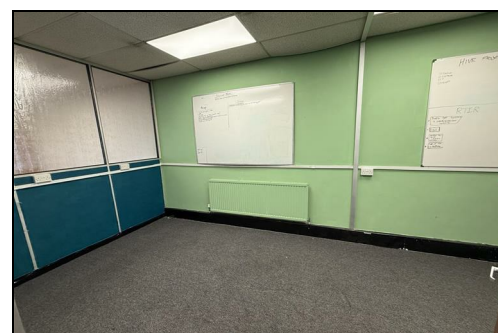
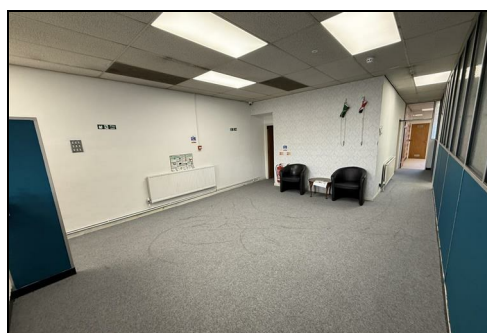
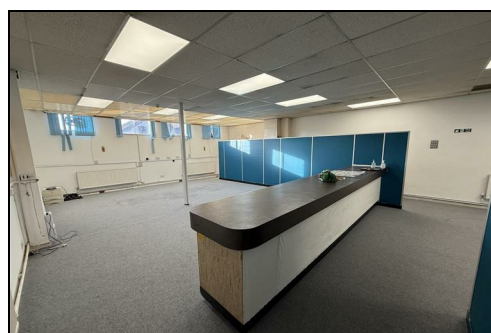
Low level WC. Wash hand basin.

### LOCATION

The property is situated in the centre of Abergele adjacent to Savers and with the Post Office directly opposite. Its central location will ensure that the property will remain attractive to a large number of potential purchasers seeking a prime retail/office position within the heart of the town, whilst also allowing good access to local car parks and public transport facilities. The proximity of the A55 expressway will also be of appeal to those seeking ease of access along the entire North Wales coast and the mainline railway station in Pensarn also provides good access throughout North Wales and the Border Counties.

### DESCRIPTION

The property is constructed from a medium toned brick finish situated beneath a slated roof and benefiting from a timber framed shop front, from which access is available to both the ground and first floor accommodation. The ground floor provides a modern self-contained office/shop with kitchen and staff facilities fitted to a good standard and providing a range of modern facilities. A separate staircase access to the side leads to first floor offices which extend over the adjoining property in part. The offices are substantially open-plan in layout with internal partitioning to provide private offices and staff facilities.



The sale will include the whole building offering purchasers the opportunity to occupy the whole or part only with investment opportunities over those additional areas not initially required.

### TENURE

The property is being offered for sale Freehold with vacant possession.

### SERVICES

All mains services are understood to be connected to the property. We would however advise that none of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and/or installations prior to committing themselves to a purchase.

### VIEWING

By arrangement with the Agents, Jones Peckover, 61 Market Street, Abergele, Conwy LL22 7AF. Tel: 01745 832240. Fax: 01745 827190. E-mail: abergele@jonespeckover.com Website: www.jonespeckover.com

### DIRECTIONS

From our Abergele Office proceed to the centre of the town where the property will be identified by means of our for sale board directly adjacent to the HSBC Bank.

### MISREPRESENTATION ACT

Messrs Jones Peckover for themselves and for the vendors or lessors of the property whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

### ENERGY PERFORMANCE CERTIFICATE

The certificate shows the energy rating of the building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. Full EPC Certificate available for inspection. Current Rating 'D' (100).

