



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

61 Market Street, Abergele, Conwy, LL22 7AF

T: 01745 832240



8, Market Street, Abergele, LL22 7AA

- LARGE COMMERCIAL PROPERTY
- REAR YARD INCLUDING TWO PARKING SPACES
- GROUND FLOOR CURRENTLY OCCUPIED
- PLANNING FOR TWO RESIDENTIAL UNITS
- TOWN CENTRE LOCATION
- GREAT INVESTMENT OPPORTUNITY

A great opportunity to acquire this large retail unit occupying a prominent position on the main street through the town. The ground floor is currently occupied by Bevans Home Store with the current lease ending in January 2026. There is planning permission on the first and second floors for two, 2 bedroom apartments which was granted January 2019. This includes separate access for the apartments. Rear yard and access from Water Street. Wall to ceiling shop front display.

Abergele is a Historic Market Town located on the North Wales Coast just off the A55 Holyhead to Chester Road.

APPROXIMATE MEASUREMENTS ONLY

SHOP FLOOR

76'5" x 25'8" (23.30m x 7.84m)

REAR STORE ROOM

16'1" x 9'5" (4.91m x 2.89m)

SMALL STORE ROOM

14'10" x 4'7" (4.54m x 1.40m)

STAFF KITCHEN

9'8" x 4'7" (2.97m x 1.40m)

STAFF WC

Low level WC. Wash hand basin.

FIRST FLOOR

ROOM ONE

19'9" x 14'7" (6.02m x 4.45m)

ROOM TWO

19'10" x 16'1" (6.07m x 4.91m)

Incorporation boiler room and WC cubicles.

WC

With cubicle and urinals. Cloaks area.

SECOND FLOOR

ROOM ONE

19'5" x 14'8" (5.94m x 4.49m)

ROOM TWO

13'5" x 12'2" (4.11m x 3.71m)

KITCHEN

16'2" x 12'5" (4.94m x 3.80m)

SERVICES

Mains water, drainage, electricity and gas are connected. None of the services have been tested by the selling agent.

TENURE

We understand the property has a freehold title with part being flying freehold. Please contact agent for further details.

GROUND FLOOR OCCUPANCY

The ground floor is currently occupied by Bevans at a rent of £18,000 per annum. The lease comes to an end in January 2026.

PLANNING

There is planning for 2 x two bedroom flats on the first and second floors. Planning Application Number 0/45791 documents can be viewed via Conwy County Councils Planning Portal.

PROPERTY MISDESCRIPTIONS 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.

MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport, Photo Driving Licence and a recent Utility Bill.

VIEWING

Please contact our Abergele Office on 01745 832 240 or email us at: abergele@jonespeckover.co.uk

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



