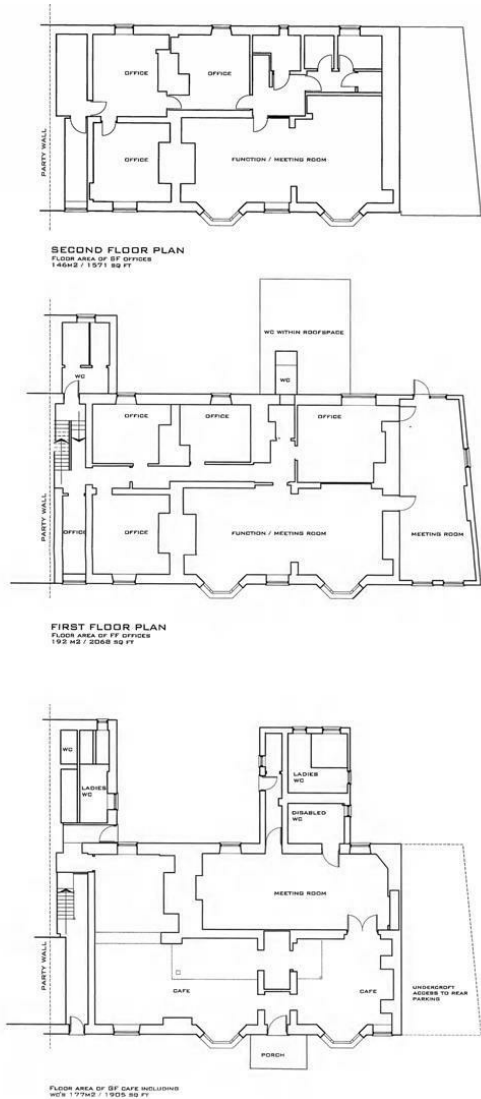
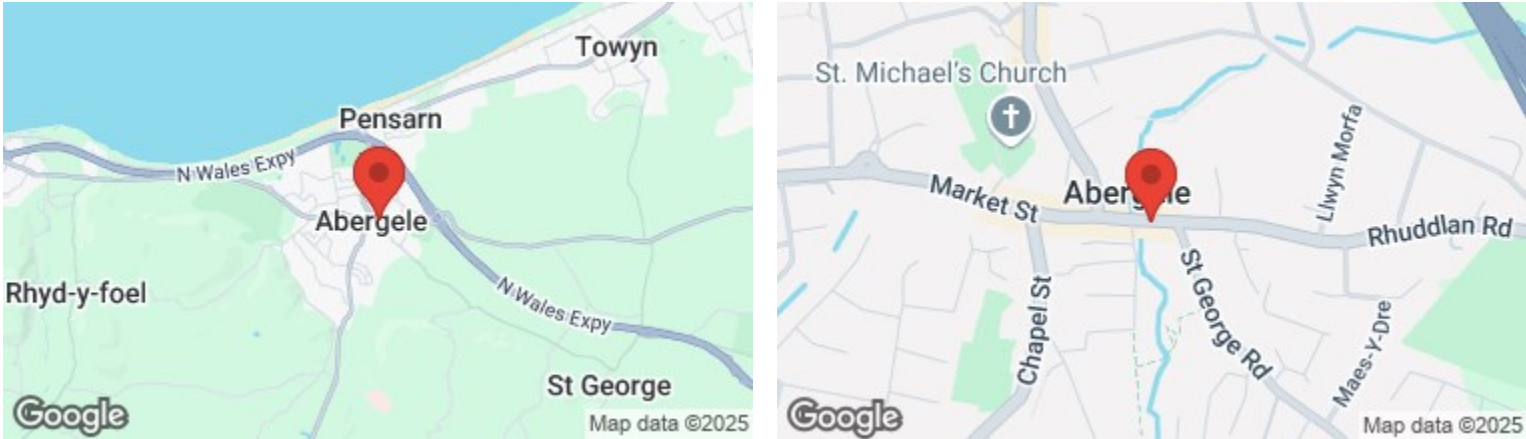




Hesketh House Bridge Street, Abergele, LL22 7HA

£475,000



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Hesketh House Bridge Street, Abergele, LL22 7HA

£475,000



Brief description

Welcome to this versatile three-storey commercial property, set in the bustling market town of Abergele. This spacious building offers an exceptional opportunity with planning permission already in place for transformation into a vibrant restaurant space on the ground floor, complete with additional seating, kitchen, and upper-floor conversion into hotel accommodation.

Situated on the main street, this property provides easy access for patrons and excellent visibility for business, while the dedicated private parking area at the rear ensures ample space for customers and staff alike. Previously used as a coffee shop, internet café, language school, and office space, the layout is flexible and ready to adapt to various business needs or a new vision.

The recently approved plans allow for a rear extension to replace the current flat-roofed structure with a stylish new flat-roofed area to enhance the restaurant's seating capacity and kitchen space. The upper floors are permitted to be converted into comfortable, well-appointed hotel rooms, capitalising on Abergele's demand for accommodations close to the coast and local attractions. This would transform the property into an inviting destination for dining and lodging, attracting locals and visitors alike.

Key features include:

- Prime town centre location on a busy street with excellent visibility and access
- Rear extension with approved planning to enhance restaurant seating and kitchen facilities
- Private parking at the rear, making access convenient for patrons and staff

This remarkable property combines historic charm with modern potential, making it ideal for those seeking to establish a business in a high-traffic area with ample scope for customisation. Don't miss the chance to shape this commercial space into Abergele's next premier dining and accommodation spot.

Ground Floor - 177 SQ M / 1,900 SQ.FT

Comprises a fully equipped cafe/bar & conference room with WC facilities.

1st Floor Office suite 192 SQ M / 2,070 SQ.FT

Comprising five offices and two conference rooms, fitted with suspended ceilings and raised flooring for easy computer connections & Wc facilities

2nd Floor Office suite - 146 SQ M / 1,570 SQ.FT

Comprising three offices, a conference room fitted with suspended ceilings and raised flooring for easy computer connections, kitchen space and WC facilities

Services

It is believed the property is connected to mains gas, electric, water and sewage services although we recommend you confirm this with your solicitor.

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Planning History

The following planning history is relevant to the proposal:

o/39744 - Alterations and renovations including change of use at second floor into a training facility and office accommodation: granted 30/05/2013

o/38829 - Alterations and renovations including change of use at second floor into a training facility: granted 13/06/2012

o/29207 - Change of use of part of ground floor to juice bar / cyber café: granted 24/11/2004

o/25069 - Change of use from public house to language training centre and ancillary offices: granted 07/08/2011

Business Rates

For business rates/rateable value please copy and paste the following links:

Ground Floor - <https://www.tax.service.gov.uk/business-rates-find/valuations/17869333000>

First Floor - <https://www.tax.service.gov.uk/business-rates-find/valuations/17868723000>

Second Floor - <https://www.tax.service.gov.uk/business-rates-find/valuations/17899748000>

Abergele

Abergele is a small market town, situated on the North Wales Coast between the holiday resorts of Colwyn Bay and Rhyl, in the Conwy County Borough. Its northern suburb of Pensarn lies on the Irish Sea coast and is known for its beach, where it is claimed by some that a ghost ship has been sighted. Abergele and Pensarn railway station serves both resorts.

Abergele lies just off the A55 and is well known for Gwrych Castle. The town is surrounded by woodland covered hillsides, which contain caves where you can find the rare Lesser Horseshoe Bat. The highest hill is Moelfre Isaf (1040 ft) to the south of the town. There are also outstanding views from Cefn-yr-Ogof, Tower Hill and Castell Cawr (known locally as Tan-y-Gopa). Castell Cawr is an Iron age hillfort, one of several in the area.

Abergele (including Pensarn) has a population of around 10,000 and is part of the Abergele/Rhyl/Prestatyn urban area with a population of 64,000. Approximately 29% of Abergele has a significant knowledge of Welsh. The town also has satellite villages such as Saint George, Betws yn Rhos, Rhyd-y-foel, Belgrano, Llanddulas and Llanfair Talhaiarn. (Source: Wikipedia Oct'19)

Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents

are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinnel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

Professional Services

David Prys Jones FRICS and Iwan Prys Jones Bsc. PGDM, MRICS are full members of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

