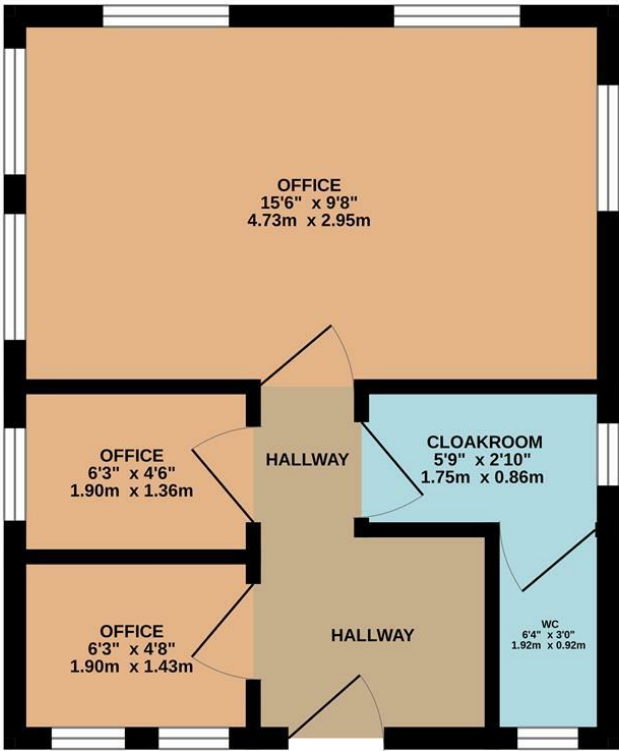




P J B
Prys Jones & Booth



GROUND FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 292 sq.ft. (27.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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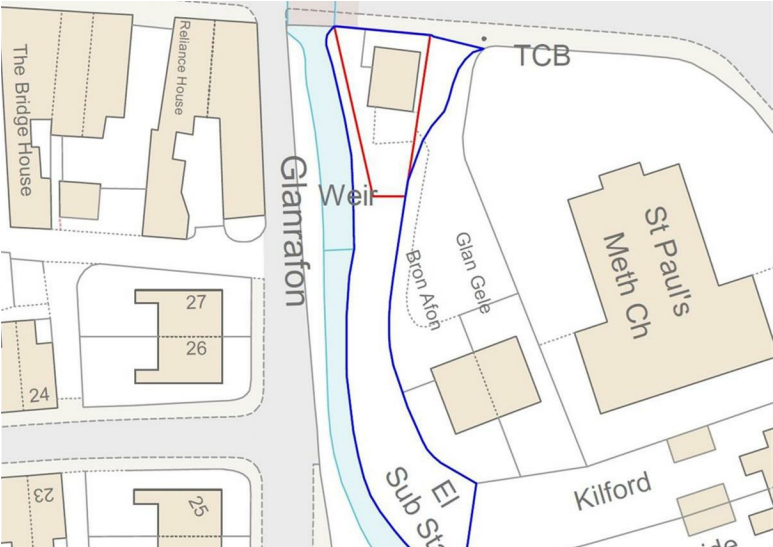
CAB Building Bridge Street, Abergele, LL22 7HA
£70,000



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.

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www.prysjonesbooth.co.uk



CAB Building Bridge Street, Abergele, LL22 7HA

£70,000



Tenure

Freehold
Daliadaeth – Rhydd-ddaliad

Business rates

Business rates – Rateable value £1,950

Trethi busnes – Gwerth trethiannol £1,950

Description

Originally constructed as a public convenience, the building has since been converted into a functional office space and most recently served as the base for the Citizens Advice Bureau. The structure offers a compact yet efficient layout, with a welcoming lobby and circulation area, two private interview rooms, a generous main office space with a kitchenette/mess facility, and a WC. Its design is perfectly suited to a small professional practice, consultancy, or administrative hub.

Nestled close to the river, the office benefits from adjacent parking spaces and enjoys a tranquil outlook, with an area of public open space to the rear. There are established rights of access over part of the entry road in favour of two nearby dwellings, ensuring continued accessibility and cooperation with neighbouring properties.

In the attached plans, both areas outlined in RED and BLUE are to be included as part of the sale under one title.

Interested parties will need to satisfy class use for themselves which may include discussing with the Planning Authority

Wedi'i leoli'n ganolog yng nghanol Abergele, mae'r adeilad swyddfa unigryw unllawr hwn yn cynnig cyfle delfrydol i fusnes bach sy'n chwilio am le gwaith hunangynhwysol, wedi'i leoli'n gyfleus. Ychydig eiliadau o Wibffordd yr A55 ac o fewn cyrraedd hawdd i brif ffyrdd canol y dref, mae'r eiddo'n cynnig cysylltedd trafnidiaeth rhagorol i staff a chleientiaid fel ei gilydd.

Wedi'i adeiladu'n wreiddiol fel cyfleuster cyhoeddus, mae'r adeilad wedi'i drawsnewid yn ofod swyddfa swyddogaethol ac yn fwyaf diweddar gwasanaethodd fel canolfan i'r Swyddfa Cyngor ar Bopeth. Mae'r strwythur yn cynnig gosodiad cryno ond effeithlon, gyda lobi croesawgar a man cylchredeg, dwy ystafell gyfweld breifat, prif ofod swyddfa hael gyda chyfleuster cegin fach a thoiled. Mae ei ddyluniad yn berffaith addas ar gyfer practis proffesiynol bach, ymgynghoriaeth, neu ganolfan weinyddol.

Wedi'i leoli'n agos at yr afon, mae'r swyddfa'n elwa o leoedd parcio cyfagos ac yn mwynhau golygfa dawel, gydag ardal o ofod agored cyhoeddus yn y cefn. Mae hawliau mynediad sefydledig dros ran o'r ffordd fynediad o blaid dwy annedd gyfagos, gan sicrhau hygyrchedd parhaus a chydweithrediad ag eiddo cyfagos.

Yn y cynlluniau sydd ynghlwm, mae'r ddwy ardal a amlinellir mewn COCH a GLAS i'w cynnwys fel rhan o'r gwerthiant o dan un teitl.

Office 1

15'6" x 9'8" (4.73 x 2.95)

Office 2

6'2" x 4'5" (1.90 x 1.36)

Office 3

6'2" x 4'8" (1.90 x 1.43)

Cloak room

5'8" x 2'9" (1.75 x 0.86)

WC

6'3" x 3'0" (1.92 x 0.92)

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, Kinmel 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.

