



# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

## GROUND FLOOR SALES/OFFICE AREA TO LET



10 Market Street, Abergele, Conwy LL22 7AA



### MAIN FEATURES

- Town Centre Location
- Partly Furnished
- Office Space
- Open Plan

The property occupies a prominent position in the centre of Abergele opposite the main Post Office and convenient for the recently opened banking hub situated adjacent to the library car park. The usual range of High Street shops and businesses are located immediately adjacent to the property and there is good access to excellent road and rail links.

The property comprises a Ground Floor former insurance broker's offices which provides an open plan sales/office area with kitchen and WC facilities to the rear.

#### LOCATION

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#### SERVICES

All mains services are understood to be connected to the property. None of the services have been tested for capacity or correct functioning, interested parties should satisfy themselves as to the condition and adequacy of the installations.

#### TENURE

The property is available to lease on terms to be negotiated at a rent of £7,500 per annum + VAT. The Lease will be on internal repairing terms for a period of 5 years however the Landlord may be prepared to accept a break clause subject to further negotiation.

Any incoming tenant is to be responsible for the Landlord's legal fees as well as their own.

#### DESCRIPTION

The property comprises a Ground Floor former insurance broker's offices which provides an open plan sales/office area with kitchen and WC facilities to the rear. The accommodation is well proportioned and fitted to a good standard and is considered to offer a versatile accommodation suitable for a large number of similar uses.

#### VIEWING

By arrangement with the Agents, Jones Peckover, 61 Market Street, Abergele, Conwy LL22 7AF. Telephone: 01745 832240  
Email: [abergele@jonespeckover.com](mailto:abergele@jonespeckover.com)  
Website: [www.jonespeckover.com](http://www.jonespeckover.com)

#### DIRECTIONS

The property is located in the centre of Abergele and is identified by means of our advertising board.

#### 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

#### ENERGY PERFORMANCE CERTIFICATE

This is currently awaited.

#### AGENTS NOTE

There may be an opportunity to let out the first floor accommodation to suitable tenants subject to expression of interest.

#### 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. The current Rating is E. Full EPC Certificate available for inspection.





