



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



Bevan's Store Bridge Street, Abergele, Conwy LL22 7HA

A long well established retail shop offering an open plan sales area with store room and staff kitchen and fitted out with solid floors and suspended ceilings. Externally there are enclosed yard areas for external display and storage together with a rear car park and/or expansion land. The property is considered to be suitable for a wide variety of retail and warehouse uses with the possibility of sub-division if required. Alternative uses may also be suitable subject to Local Authority Consent.

MAIN FEATURES

- Large Retail Premises
- Extensive Yards and Display Areas
- Ample Room for Expansion
- Suitable for Alternative Use
- Floor Area 322.21 sq.m
- Conveniently Located to Abergele
- Secure Parking
- Ease of Access to A55 Expressway
- Site Area 1429 sq.m (0.35 acres)
- Early Inspection Recommended

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LOCATION

The property is situated off Bridge Street Abergele, close to the town centre shops and amenities and with near immediate access onto the A55 North Wales Expressway. Access is by means of a gated archway between frontage property connecting the property onto the public highway. It is a highly desirable location with access to major North Wales Coastal Resorts, Chester and Merseyside.

DESCRIPTION

A long well established retail shop offering an open plan sales area with store room and staff kitchen and fitted out with solid floors and suspended ceilings. Externally there are enclosed yard areas for external display and storage together with a rear car park and/or expansion land. The property is considered to be suitable for a wide variety of retail and warehouse uses with the possibility of sub-division if required. Alternative uses may also be suitable subject to Local Authority Consent.

FLOOR AREAS

The floor areas provided with the property are as follows

Sales Areas 265.55 sq.m (2858.35 sq.ft)
Internal Storage 56.66 sq.m (609.88 sq.ft)
Site Area 1429 sq.m (0.35 acres)

SERVICES

The property is connected to mains electricity, gas, water and drainage. The services have not been tested and the condition and supply capacity should be checked prior to purchase.

BUSINESS RATES

We understand the premises have been assessed at a Rateable Value of £16,000. Interested parties should obtain their own confirmation from Conwy County Borough Council.

LEASE TERMS

The property is being offered by way of a new FRI Lease on terms to be negotiated at a rent of £19,000 per annum . Alternatively our clients may sell the property at £190,000 STC

ENERGY PERFORMANCE CERTIFICATE

The appropriate Energy Performance Certificate is in the course of preparation and will be available to interested parties on request.

PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct, but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Jones Peckover, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property, and these particulars do not constitute an offer or contract. Certain boundary lines may not accord with those identified on the plans accompanying this brochure and some internal divisions may have been removed since the Ordnance Survey compiled the relevant Map Editions.

MONEY LAUNDERING

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

By arrangement with the Agents, Jones Peckover, 61 Market Street, Abergele, Conwy LL22 7AF.

DIRECTIONS

The property can be easily located by means of its postcode LL22 7HA and will be identified by means of the gated archway approximately 200 yards after the traffic lights on Market Street heading towards the A55.



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		



