



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



61, Market Street, Abergele, LL22 7AF

- Office Accommodation
- Available With Vacant Possession
- Nearby Parking
- Rear Yard
- Centrally Situated in the Town Centre
- Excellent Travel Links
- Three Storey Accommodation
- Spacious Within

A former estate agents office occupying an excellent position on Market Street Abergele, close to all shops and amenities together with a supermarket, library, banking hub and post office, making this an ideal location for office or retail use

The property comprises of ground floor with sales area with full height display window and entrance door
A rear office and corridor linking to the kitchen, storeroom and w.c.

First floor with three well-proportioned offices, W.C / Shower Room

Second Floor with attic storeroom.

A very versatile property in excellent trading position and with near immediate access to amenities and major transportation links providing access throughout the wider geographical area.

The property is available with vacant possession and is suitable for owner occupation or investment purposes together with alternative use subject to local authority consent.

ACCOMODATION

Ground Floor
Sales Area 341 sqft
Office 125 sqft
Kitchen 71 sqft
Corridor 59 sqft
Storeroom 122 sqft
w.c.

First floor
Office 1 233 sqft
Office 2 124 sq ft
Office 3 26 sqft
Shower Room & w.c. 64 sqft

Second Floor
Attic Storeroom 47 sqft

TENURE

The property is being offered for sale Freehold with vacant possession

SERVICES

All mains services are connected to the property including water, drainage, electricity and gas together with a gas fired boiler central heating system. Intruder alarm is also connected, and Wi-Fi is available

DIRECTIONS

The property is clearly identified by means of our for sale board close to the library carpark by using postcode LL22 7AF

IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

MONEY LAUNDERING (D)

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/Photographic Driving Licence and a recent Utility Bill.

MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this 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, nor 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 or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales EU Directive 2002/91/EC 		

