

## **OFFICES - FOR SALE**

**DISTINCTIVE PERIOD BUILDING**

**LIVINGSTONE HOUSE  
LLEWELYN AVENUE  
LLANDUDNO  
LL30 2ER**



REGULATED  
BY RICS

ESTATE OFFICE

AWELON, GARTH ROAD, GLAN CONWY, COLWYN BAY, CONWY LL28 5TD

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## **DESCRIPTION**

The property comprises a distinctive period building with accommodation arranged over three floors as offices with a basement and car parking.

The property forms the end of a terrace of other commercial uses including retail and tourist accommodation properties.

The property is of traditional construction, brick built with pebble-dashed elevations and a slate roof.

## **LOCATION**

The property is located in a mixed commercial area adjoining upper Mostyn Street where there are a large number of A3 restaurants, bars and other retail outlets.

The main shopping areas within Mostyn Street and the Promenade are within five minutes level walking distance.

The car spaces (3) to the rear of the property area accessed via Masonic Street.

## **ACCOMMODATION**

Basement Stores with access to Car Parking Area

### **GROUND FLOOR**

Reception Office  
Private Offices  
Kitchen  
WC

### **FIRST FLOOR**

Office  
Store Room

### **SECOND FLOOR**

Staff Room  
Store Room  
WC

## **RATEABLE VALUE (2010 LIST AMENDED)**

£8,900

## **ENERGY PERFORMANCE CERTIFICATE**

An Energy Performance Certificate is in the course of preparation and will be made available to interested parties.

## **VAT**

The price is exclusive of, but may be liable to VAT.

## **PLANNING**

The property was last occupied as A2 Offices but may be suitable for alternative uses subject to planning consent. Our clients are currently seeking planning consent for the conversion of the building into 4 flats

## **TERMS**

The property is available on a long leasehold basis at an asking price of £210,000. The lease commenced on 25/12/1889 for a term of 2000 years. Ground Rent - £100.00 per annum.

## **VIEWING**

By arrangement with the sole agents  
**Richard Baddeley & Company 01492 580680.**

Conditions under which Particulars are issued: Richard Baddeley & Company for themselves and the Lessors or Vendors of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars.

Subject to Contract