

**RICHARD  
BADDELEY  
& COMPANY**

**01492 580680**

chartered surveyors • commercial property consultants

**FOR SALE**

**PRESTIGIOUS OFFICE BUILDING**

26 MOSTYN ROAD

COLWYN BAY

LL29 8PB



REGULATED  
BY RICS

ESTATE OFFICE

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

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[WWW.RICHARDBADDELEY.CO.UK](http://WWW.RICHARDBADDELEY.CO.UK)

## **DESCRIPTION**

The premises comprise a well-appointed period three-storey office building of traditional construction being brick built with a natural slate roof.

## **LOCATION**

The property is located on Mostyn Road, off Princes Drive a well-established office thoroughfare forming part of a larger office zone within the town centre of Colwyn Bay.

The railway station is within five minutes level walking distance and the A55 Expressway linking with Holyhead and the motorway network is within two minutes driving distance.

## **ACCOMMODATION**

The accommodation is arranged on three floors on a cellular basis and comprises:

### **GROUND FLOOR**

Office 1 227 sq ft

Office 2 215 sq ft

WC

Store 92 sq ft

Conference Room 168 sq ft

Kitchen

### **FIRST FLOOR**

Office 1 224 sq ft

Office 2 53 sq ft

Office 3 215 sq ft

Ladies and Gents WC

Store. 89 sq ft

Office 4 167 sq ft

### **SECOND FLOOR**

Office 1 207 sq ft

Office 2 199 sq ft

Store 88 sq ft

Office 3 167 sq ft

Boarded loft for storage

Floor plans are available. The accommodation benefits from gas central heating and is substantially double glazed.

Externally – 6 Car Spaces

Stores in separate building to rear.

## **TERMS**

The property is available freehold at an initial asking price of £155,000.

## **RATEABLE VALUE (2017 LIST)**

The property has been rated on a subdivided basis. Further information is available at [www.voa.gov.uk](http://www.voa.gov.uk)

## **ENERGY PERFORMANCE CERTIFICATE**

An Energy Performance Certificate will be made available to interested parties.

## **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.

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