

## **PRESTIGIOUS OFFICES - TO LET**

CHURCH WALKS BUSINESS CENTRE  
CHURCH WALKS  
LLANDUDNO  
LL30 2HL



## **DESCRIPTION**

The property comprises prestigious and well appointed ground floor office premises within the former St. George's Church, Llandudno renowned for its magnificent stained glass windows.

The space offers a pleasant working environment in an attractive and convenient location.

## **LOCATION**

The premises are located on Church Walks, which is a mixed residential/ commercial thoroughfare close to the town centre and within five minutes walking distance of local shopping and amenities and bus routes connecting with Conwy, Colwyn Bay, Abergele and Rhyl with rail services to London, Manchester and Crewe.

## **ACCOMMODATION**

### **GROUND FLOOR**

Entrance Vestibule

Inner Hall

Open Plan 45'00" x 22'00"

Access to Upper Floor 22'00" x 11'00 "

Minstrel Gallery Board Room/Directors Office

Total Floor Area – 1232 Square Feet

Communal Lounge Area shared by all tenants to include leather sofas and pool table.

Shared Kitchen and W.C.s

Externally: 3 Car Spaces

## **TERMS**

The property is available for occupation for a term of years to be agreed on IRI terms at an initial rent of £1200.00 per calendar month plus VAT at the prevailing rate.

## **SERVICE CHARGE**

A Service Charge to cover the costs of building maintenance and insurance will be levied

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

To be assessed.

## **ENERGY PERFORMANCE CERTIFICATE**

An Energy Performance Certificate will be provided.

## **VAT**

Rent, costs, and outgoings may be subject to VAT at the prevailing rate.

## **VIEWING**

By arrangement with the sole agents  
**Richard Baddeley 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