

RETAIL - TO LET

2 LANCASTER SQUARE
CONWY
LL32 8HT



REGULATED
BY RICS

ESTATE OFFICE

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

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DESCRIPTION

The premises comprise prominent ground floor shop premises in the World Heritage town of Conwy within a period property.

LOCATION

The property is located on Lancaster Square adjacent to the High Street and other retail outlets in an excellent trading position including Fat Face.

ACCOMMODATION

Retail Sales Area extends to 326 square feet
With separate store/office of 86 square feet.
Kitchen
WC

RATEABLE VALUE (2017 LIST)

£7,900 (2017 List)

INITIAL RENT

£12,500 per annum

TERMS

A Lease for a minimum term of five years is offered.

VAT

Prices, outgoings are exclusive of, but may be subject to, VAT.

ENERGY PERFORMANCE CERTIFICATE

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

PLANNING

The current use of the premises is A1 retail. Interested parties should make their own enquiries of the Planning Department of Conwy County Borough Council for alternative uses.

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