

## TO LET

### COMMERCIAL WORKSPACE

19 STATION ROAD

COLWYN BAY

LL29 8BU



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**

An opportunity to acquire superbly refurbished leasehold commercial premises comprising a commercial outlet with sales floor within an attractive period building.

## **LOCATION**

The property occupies a prominent position on Station Road, which is the primary retail thoroughfare in the town centre.

There are bus stops in close proximity and there is convenient on - street parking close by. There is a large residential catchment within five minutes level walking distance of the premises.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **RETAIL AREA**

1945 sq ft

#### **FIRST FLOOR**

Storage Space with Kitchen and male and female toilets

## **TERMS**

The premises are available to let at a rent of £18,000 for the commercial space.

## **RATEABLE VALUE**

To be assessed

## **VAT**

Unless otherwise stated rents are exclusive of VAT

## **ENERGY PERFORMANCE CERTIFICATE**

Energy Performance Certificates will be available for inspection by interested parties.

## **VIEWING**

By arrangement with the agents  
**Richard Baddeley & Company**  
**Telephone: 01492 580680**  
**Email: richardbaddeleyco@gmail.com**

Subject to Contract

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.

