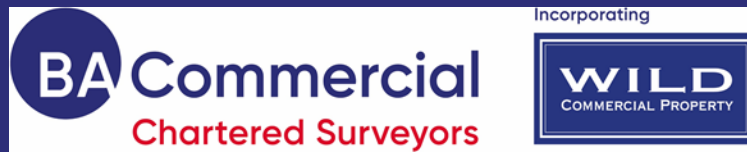


FORMER GALLERY

HOLYHEAD ROAD, BETWS – Y COED, LL24 0AB



TO LET

- Former Gallery to let
- Available on new lease
- Fitted out to a high specification

Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E enquiries@bacommercial.com

North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

W www.bacommercial.com

FORMER GALLERY

HOLYHEAD ROAD, BETWS – Y COED, LL24 0AB

LOCATION

The property is located on the busy Holyhead Road running through the middle of Betws-y-Coed. There are a number of other multiple retailers close by including Londis, Edinburgh Woolen Mill and Cotswold Outdoor.

The property can be more readily identified from the attached plan.

DESCRIPTION

The shop comprises a ground floor sales with rear kitchen and w/c.

ACCOMMODATION/AREAS

The shop has the following approximate areas:-

UNIT	SQ M	SQ FT
Ground floor sales	123.28	1327
GF Kitchen	5.58	63

RENTAL

£28,500 pax.

LEASE

The shop is available on a new lease for a term of years to be agreed.

RATES

The VOA website confirms the property has a Rateable Value of £15,250.

Interested parties are advised to contact the Local Rating Authority, Conwy Borough Council, Business Rates Department.

EPC

The Energy Performance Certificate is in the course of preparation.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref:

Dan.wild@bacommercial.com

Gareth.williams@bacommercial.com

SUBJECT TO CONTRACT



Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

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North Wales

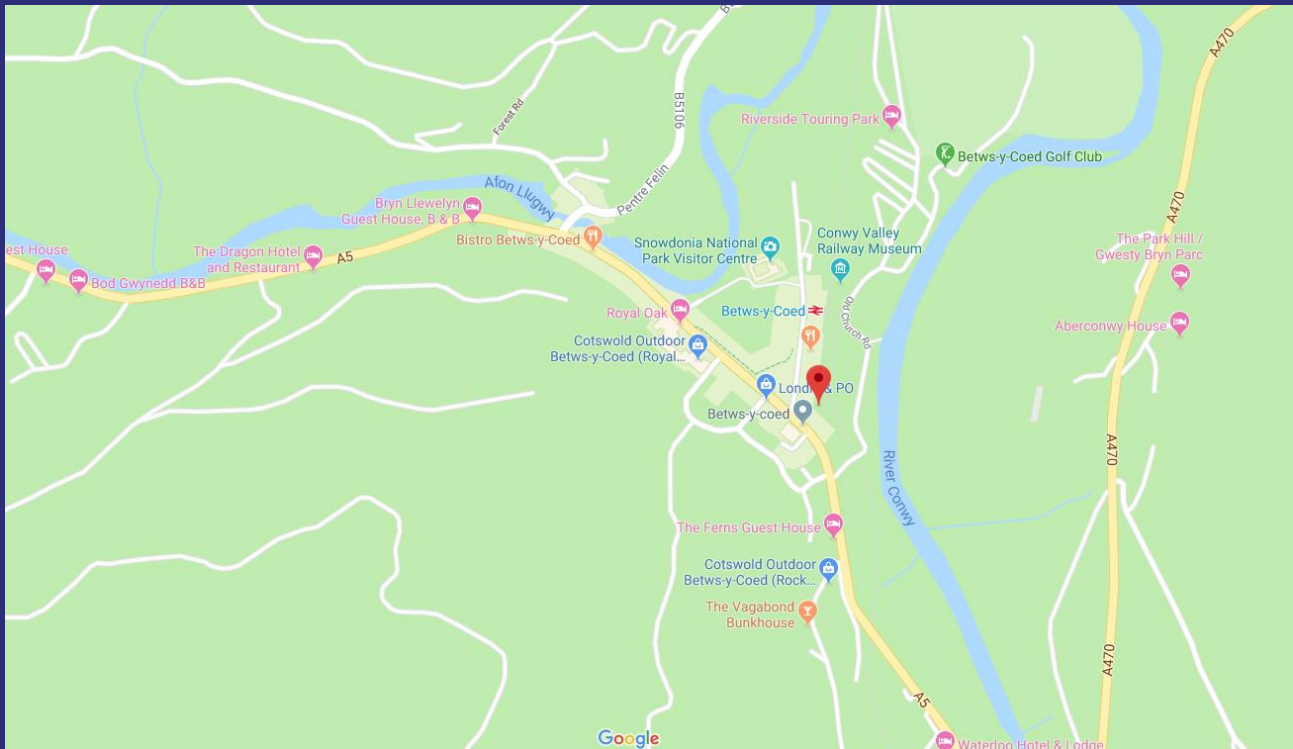
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FORMER GALLERY

HOLYHEAD ROAD, BETWS – Y COED, LL24 0AB



IMPORTANT NOTICE

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Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
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