

# TO LET

26-28  
Station Road  
Colwyn Bay  
LL29 8BU



## Location

The property occupies a prominent position in the town's retail core.

Occupiers on Station Road include Boots, Thomas Cook, WH Smith, Peacocks, William Hill and NatWest, with car access and parking to the front to be introduced imminently.

The property also benefits from a rear access from Ivy Street with one of the town's popular surface car parks which is located directly behind the unit.

## Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Lower Ground Floor	1,267	117.7
Ground Floor	5,005	465.0
First Floor	4,582	425.7
Second Floor	3,628	337.1
Third Floor	3,711	344.8

## Additional

The property benefits from a dedicated goods lift and loading bay within the unit.

## Rent

Upon application

## Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Business Rates

The unit has a 2017 rateable value assessment of £43,000. For further details please contact the business rates department in the local authority.

## EPC

Energy Performance Asset Rating - E

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**SUBJECT TO CONTRACT**

Details prepared August 2018

**Viewing Strictly through the sole letting agent.**

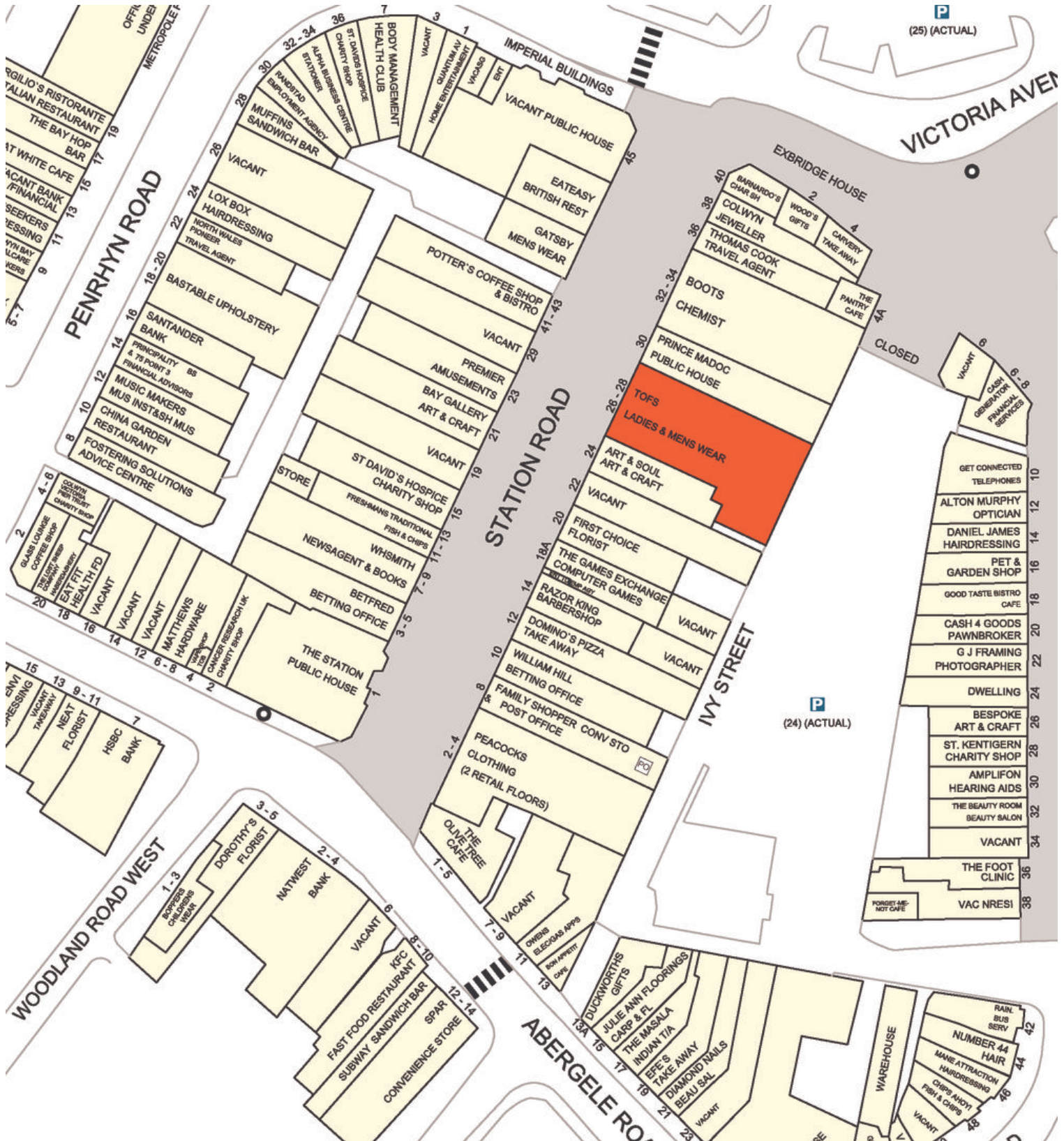
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