

TO LET

**RICHARD
BADDELEY
& COMPANY**
01492 580680

LegatOwen
CHARTERED SURVEYORS
01244 408200
www.legatowen.co.uk

COMPLETION FEBRUARY 2019



**Vale Road,
Llandudno Junction, LL31 9SH**

**NEW TRADE COUNTER /
INDUSTRIAL UNITS**

From 2,630 TO 10,220 SQ FT

(FROM 244 TO 949.46 SQ M)

ADJACENT TO NEW LIDL STORE



SITUATION

The scheme is situated on Vale Road in the heart of Llandudno Junction, adjacent to the new LIDL store a short distance from TESCO and the Junction Way Leisure Park home to Cineworld, KFC and McDonalds.

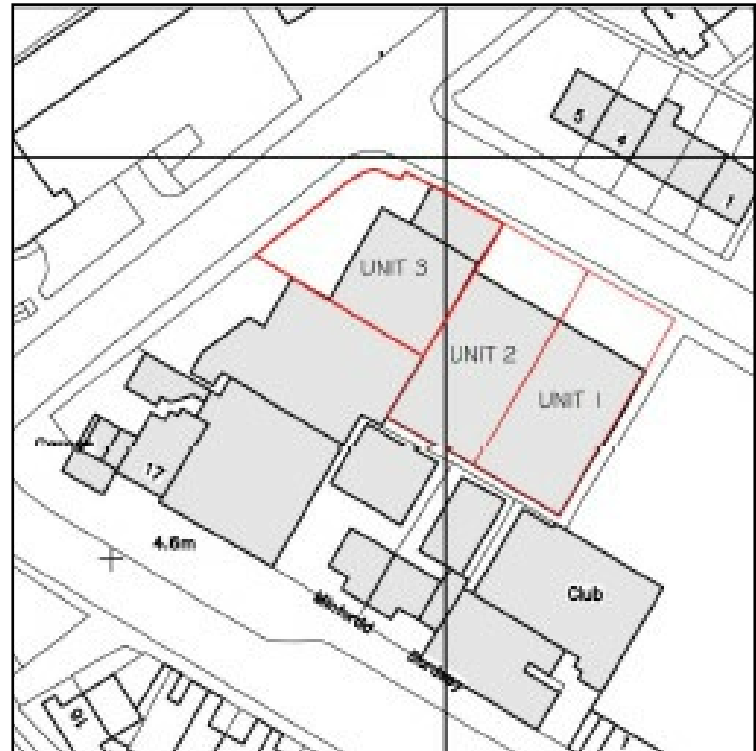
DESCRIPTION

The new trade counter / industrial units at Vale Road are built to the following quality specification:-

- Portal frame construction
- Profile metal sheet cladding
- Translucent roof panels
- 2-storey office accommodation
- Feature entrance
- Sectional loading doors
- Dedicated car parking

ENERGY PERFORMANCE CERTIFICATE

The units will be subject to assessment on completion.



ACCOMMODATION

The units will comprise the following Gross Internal Areas:

Unit 1

GF Office	625 sq ft	(58.06 sq m)
FF Office	670 sq ft	(62.25 sq m)
Warehouse	2,500 sq ft	(232.26 sq m)
Total	3,795 sq ft	(352.56 sq m)

Unit 2

GF Office	625 sq ft	(58.06 sq m)
FF Office	670 sq ft	(62.25 sq m)
Warehouse	2,500 sq ft	(232.26 sq m)
Total	3,795 sq ft	(352.56 sq m)

Unit 3

GF Office	430 sq ft	(39.95 sq m)
Warehouse	2,200 sq ft	(204.39 sq m)
Total	2,630 sq ft	(244.33 sq m)

***Units can be combined to provide up to 10,220 sq ft**

TERMS

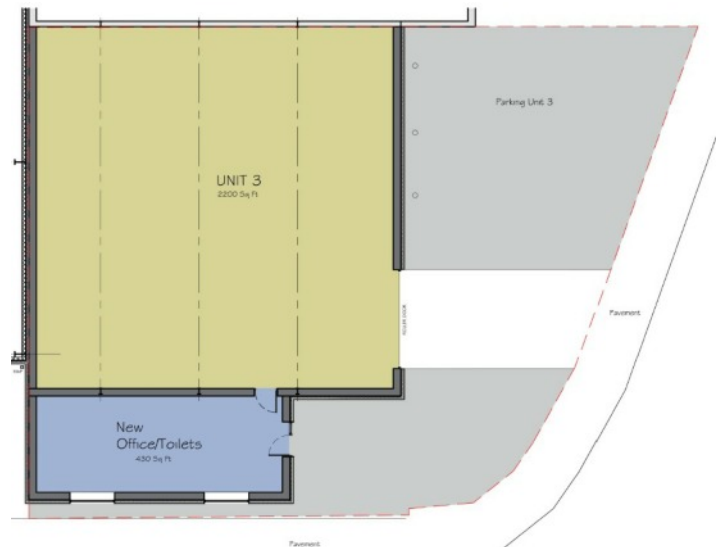
The units are available by way of new full repairing leases for a term of years to be agreed.

RENT

On application

BUSINESS RATES

The units will be subject to assessment on completion.



LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

VAT

All terms are subject to VAT at the prevailing rate.

VIEWING

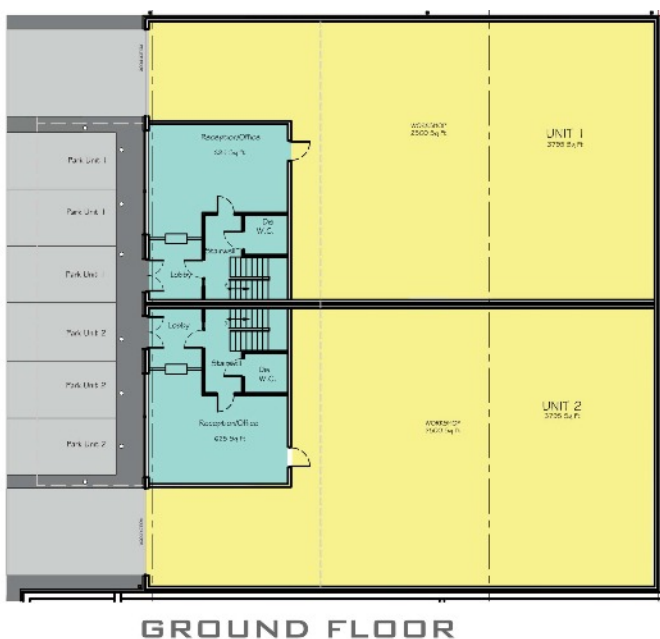
Viewing is by appointment through the joint agents:- Legat Owen

Mark Diaper - markdiaper@legatowen.co.uk

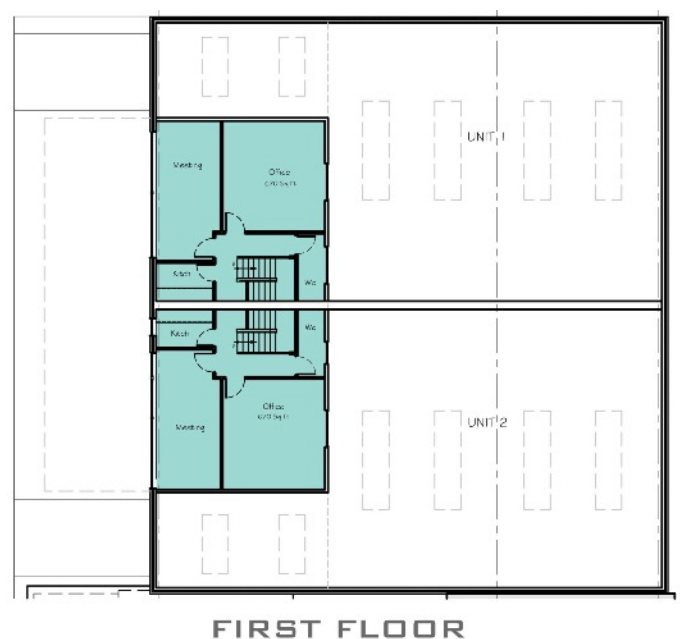
Tom Cooley - tomcooley@legatowen.co.uk

Richard Baddeley & Co.

Richard Baddeley - richardbaddeley@btinternet.com



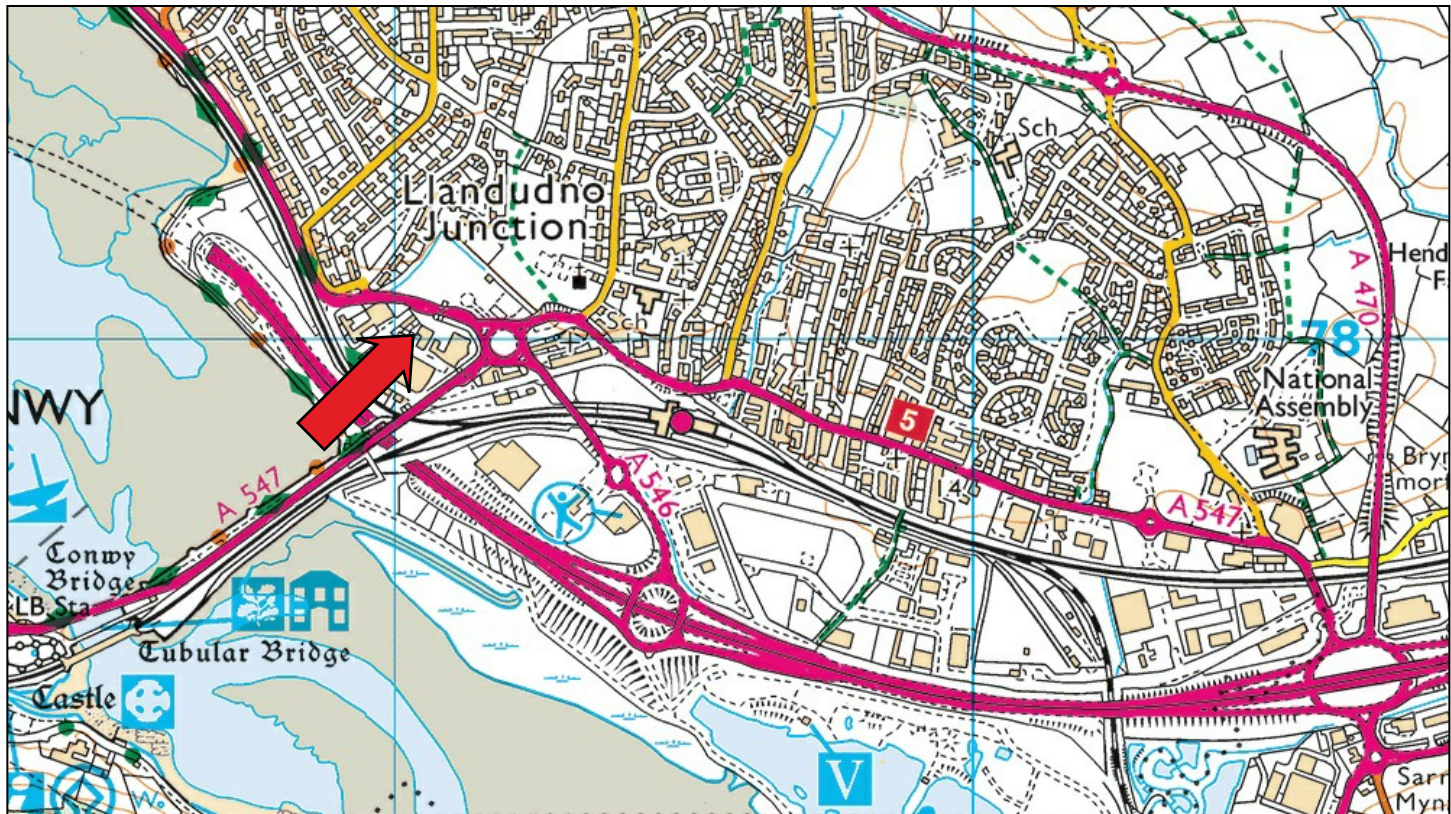
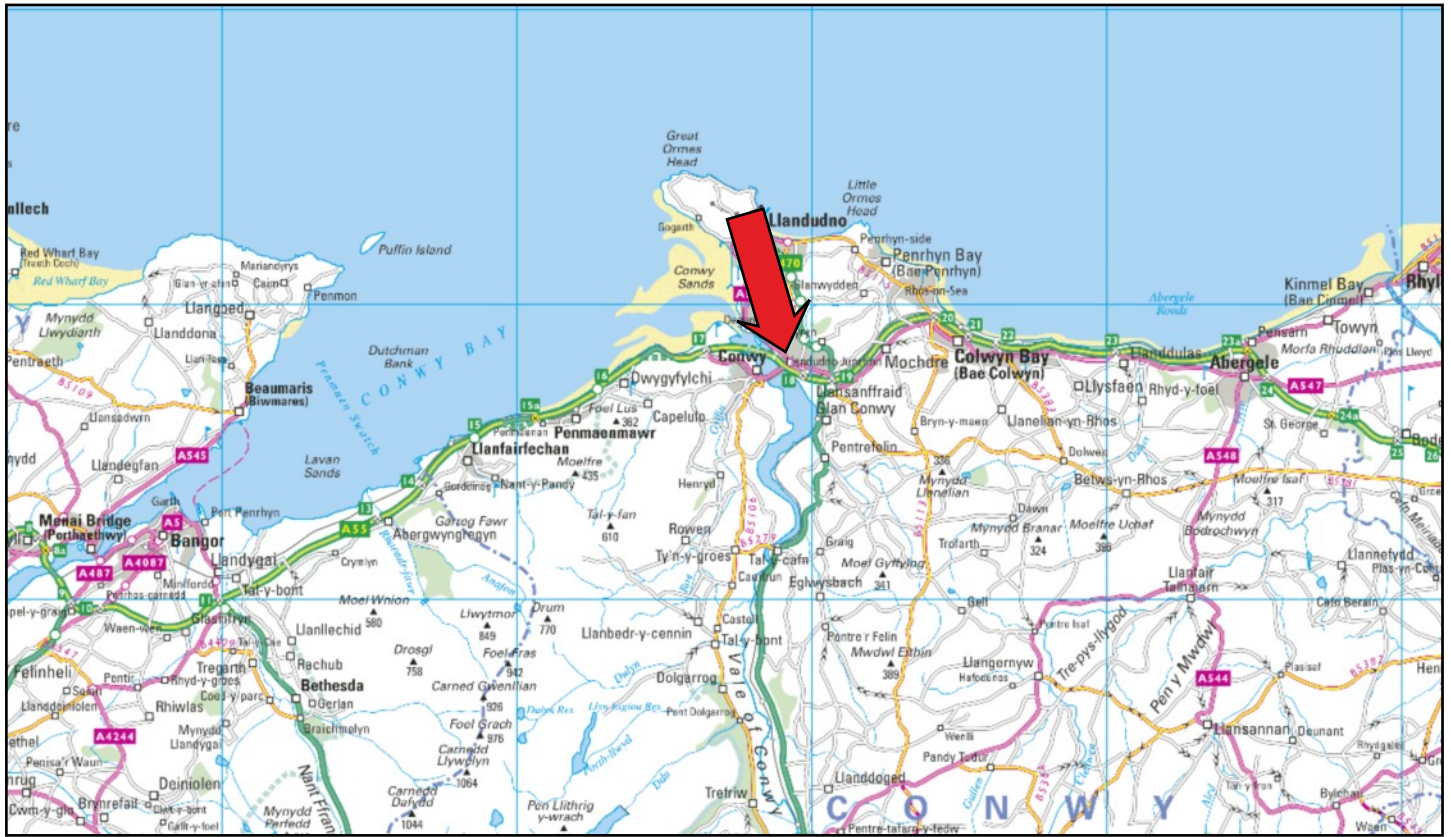
GROUND FLOOR



FIRST FLOOR

LOCATION

The property is located in Llandudno Junction, approximately 3 miles south of Llandudno, close to Junction 18 of the A55(T), approximately 1 mile east of Conway and within 400 m of the main line railway station at Llandudno Junction. The property is accessed off Vale Road from Glan-Y-Mor Road.



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given 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 make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

January, 19

SUBJECT TO CONTRACT