



HIGH STREET PROPERTY / CLASS A1
26-28 Station Road, Colwyn Bay LL29 8BU



Rent: On application

Area

5,005 Sq ft / 465 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

Gary Crompton

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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.

Demise:	Sq Ft	Sq M
Lower Ground Floor	1267	117.71
Ground Floor	5005	464.98
First Floor	4582	425.68
Second Floor	3628	337.05
Third Floor	3711	344.76

Rent:

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

Tenure:

Upon application

Business Rates:

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

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

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.

Date Prepared:

February 2020

Subject to Contract

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