

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



Rent: On application
Ground Floor 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.

Accommodation:

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

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

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:

May 2023

Subject to Contract

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:

Upon application

Tenure:

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Business Rates:

The unit has a rateable value of £34,250.

For further details please contact the local business rates department or visit Gov.uk.

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