

To Let



Colwyn Bay

26-28 Station Road, LL29 8BU

Ground Floor: 5,005 sq ft (464.98 sq m)
Rent on Application

Location & Description:

- **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.**
- **The premises benefit from a dedicated goods lift and loading bay within the unit.**

Demise:

Lower Ground Floor	1,267 sq ft (117.71 sq m)
Ground Floor	5,005 sq ft (464.98 sq m)
First Floor	4,582 sq ft (425.68 sq m)
Second Floor	3,628 sq ft (344.76 sq m)
Third Floor	3,711 sq ft (344.76 sq m)

Rent:

Available upon request.

Lease:

A new full repairing and insuring lease for a term to be agreed.

EPC:

Energy Performance Rating Assessment - E.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £34,250.

Date Prepared:

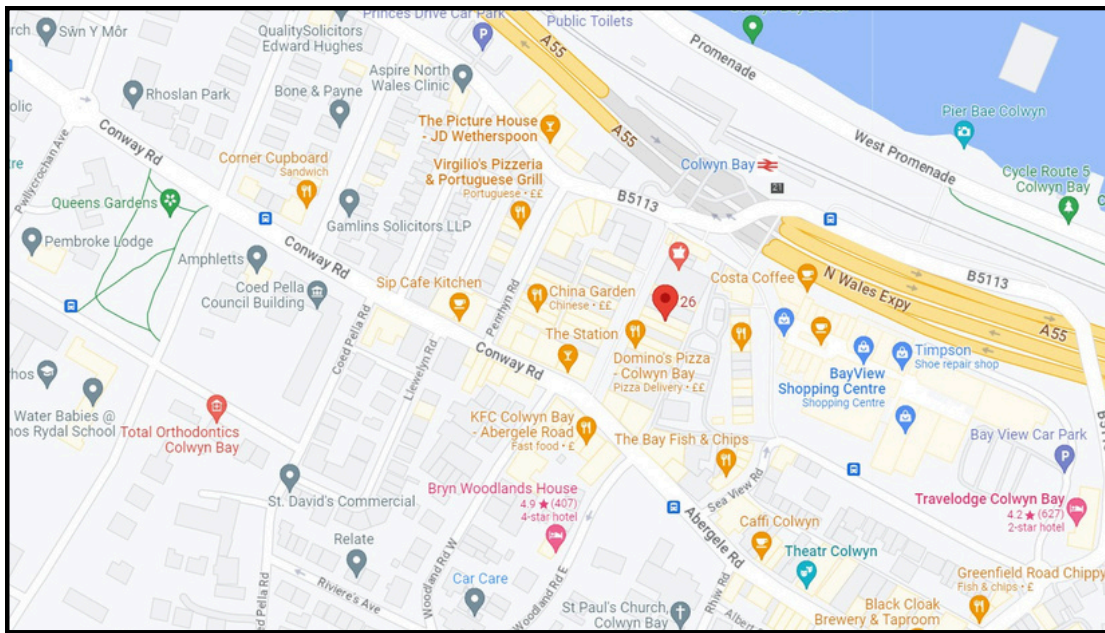
June 2024

Contact Us:

Gary Crompton

07554 402314

gary@barkerproudlove.co.uk



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.