

TO LET

FORMER TRAVIS PERKINS PREMISES COUNCIL STREET WEST LLANDUDNO, LL30 1ED



- Large detached trade counter and warehouse building with first floor offices extending to approximately 2,894 sqft (268.85 sqm)
- Total site area of approximately 0.39 acres (0.157 ha) having gated access and frontage to the main estate roadway with hard surfaced external yard area and circulation space.
- Occupying a prominent roadside position within this established Industrial Estate approx. 1 mile south of Llandudno Town Centre and 4 miles from the A55 North Wales Expressway.
- Available To Let by way of Lease Assignment at nil premium. Current passing Rent: **£27,000 per annum exclusive**. A sub-letting may also be considered.



TSR

TOWLER SHAW ROBERTS

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LOCATION

The property occupies a prominent roadside location within this established Industrial Estate on the outskirts of Llandudno with convenient access to the A55 North Wales Expressway. Occupiers in the immediate vicinity include G4S, Halfords Auto Centre and Jewsons.

Llandudno is a popular coastal town and tourist centre with a population of 20,701 (2011 census) and serves a wide catchment area. The town is situated approximately 44 miles east of Holyhead, 16 miles west of Rhyl and 45 miles west of Chester with access via the A55 North Wales Expressway, a dual carriageway connection to North Wales and the UK motorway network.

DESCRIPTION

The property comprises a modern detached trade counter and warehouse building with ancillary office facilities arranged on the first floor.

The building is of steel portal frame construction with profile steel clad elevations having a glazed frontage and canopy area to the front of the trade counter/showroom area.

The building extends in total to approx. 2,894 sqft (268.85 sqm) providing an open clear span warehouse area with an eaves height of 4.1 metres rising to 5.5 metres, having a roller shutter loading door, overhead lighting, and WC.

The trade counter/showroom provides modern accommodation with fluorescent lighting and tiled floor with separate kitchen/ staff room. The first floor comprises 2 office rooms having suspended ceilings with inset lighting, carpeted floor finish, radiator central heating and separate w.c. The property also includes a covered storage unit adjacent to the main building.

The buildings stand within a total site area of 0.39 acres (0.157 ha) having gated access and frontage to the main estate roadway with hard surfaced external yard, circulation space and staff/customer car parking facilities.

ACCOMMODATION

The property provides the following accommodation:

Trade Counter Showroom	1,265 sqft	117.49 sqm
Warehouse	1,248 sqft	115.95 sqm
First Floor Offices	381 sqft	35.41 sqm
Open Fronted Storage Unit	388 sqft	36.00 sqm
Total Gross internal Floor area	3,282 sqft	304.89 sqm
Site Area	0.39 acres	0.157 hectares

SERVICES (Not checked or tested)

Mains water, electricity and drainage services are understood to be connected. Interested parties are advised to make their own enquiries with the relevant utility companies.

TENURE

The property is currently held on a Lease for a term of 20 years from 1st September 2005 on a Tenant's full repairing and insuring basis limited by reference to a schedule of condition and subject to rent reviews at 5 yearly intervals. The current passing rent is **£27,000** per annum exclusive.

Assignment of the existing Lease is subject to the Landlord's prior consent. A sub-letting may also be considered on terms to be agreed.

PLANNING

The property was previously used and operated as a builder's merchant for a number of years which is defined as a 'sui generis' planning use under the Town & County Planning (Use Classes) Order 1987.

The property would lend itself for a range of potential alternative (subject to planning). Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

ENERGY PERFORMANCE RATING

TBC

BUSINESS RATES

At the date of printing the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description- Stores showroom and premises
Rateable Value- £17,000

Interested parties must satisfy themselves with the up-to-date rating assessment via the valuation Office and in respect of actual Rates Liabilities and Potential Reliefs available, with the Local Authority.

LOCAL AUTHORITY

Conwy County Borough Council, PO Box 1, Conwy LL30 9GN
TEL: 01492 574000

LEGAL COSTS

The incoming Tenant will be responsible for payment of the Landlord's legal costs including Stamp Duty and VAT in connection with the transaction.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

VIEWING

Strictly by appointment with the sole Letting Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA.

Tel: 01743 243900



For reference purpose only

Scale: Not to Scale

Consumer Protection from Unfair Trading Regulations 2008

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September 2020



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