

CONSENT FOR HOT
FOOD TAKEAWAY



FOR SALE

**PROMINENT
UNIT**

Total Floor Area 1,520 sq.ft. (141.20 sq.m.)

67 Market Street, Abergele, LL22 7AF

- Located in Abergele approximately 7 miles to the east of Colwyn Bay and 35 miles to the west of Chester.
- Positioned on Market Street which acts as the main retail thoroughfare through the centre of the town
- Nearby occupiers include Yorkshire Building Society and Lloyds Pharmacy
- Constructed from traditional brick and stone and arranged over ground floor
- The ground floor comprises a main banking hall and further ancillary banking accommodation

67 Market Street
Abergele
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Areas

Ground Floor 1,520 sq.ft. (141.20 sq.m.)

Tenure

The property is held on a long leasehold expiring 28th September 3003 at a peppercorn rental.

Price

Offers in excess of £175,000 for the long leasehold interest.

New Lease

£17,500 per annum exclusive of Rates, VAT, Service Charge and all other outgoings for a new Full Repairing & Insuring lease.

Rates

Rateable Value: £10,750

EPC

D78

Legal Costs

Each party to be responsible for their own legal costs.

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly through the agent:

Peter Burke

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