

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

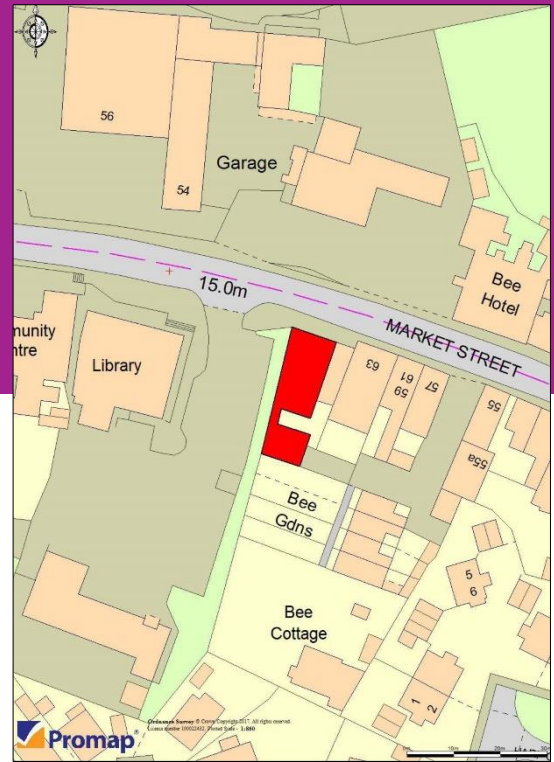
- Located in Abergele approximately 7 miles to the east of Colwyn Bay and 35 miles to the west of Chester.
- Positioned on Market Street which acts as the main retail thoroughfare through the centre of the town
- Nearby occupiers include Yorkshire Building Society and Lloyds Pharmacy
- Constructed from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

**mason
owen...**

property consultants

Call now 0151 242 3000
www.masonowen.com

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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.

Code for Leasing Business Premises

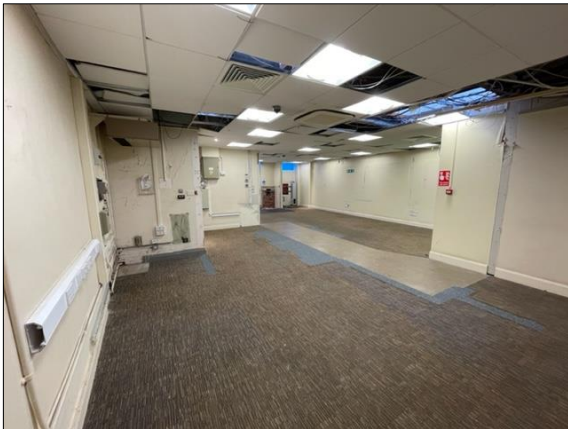
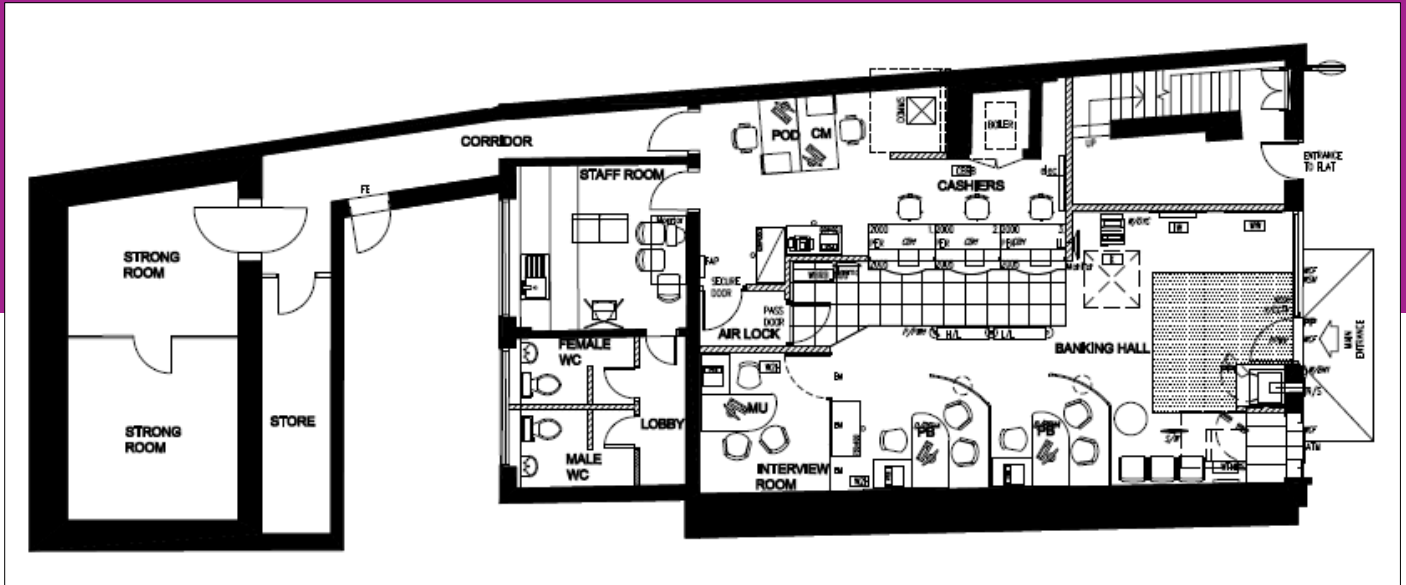
Please be aware of the RICS Code for Leasing Business Premises which can be found on:

https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf

We recommend you obtain professional advice if you are not represented



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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