

ABBEYDALE

24 TRINITY SQUARE, LLANDUDNO, LL30 2RH

2ND FLOOR OFFICE – TO LET
780 SQ FT



THE PROPERTY

Room 1	230 sq ft
Room 2	170 sq ft
Room 3	165 sq ft
Staff Room	215 sq ft
WC	

Gas Central Heating
Lift access
2 off-road car parking spaces included

DESCRIPTION

Abbeydale is located in Trinity Square, Llandudno and is a short walk to Mostyn Street.

The immediate area comprises former residential properties that have been converted into commercial use, and a number of larger regional and professional practices such as solicitors and accountants are represented nearby.

Internally, the subject premises comprise offices arranged over one floor and are served by a passenger lift.

The office benefits from its own kitchen area and WC facilities.

There is gas central heating throughout the office.

TERMS

Lease: New lease available on terms by arrangement

Quoting Rent: £8,000 + vat per annum

Rates: RV £6,500 (2017 Rating List).
Reliefs available

Service Charge: Circa £500 + vat per annum

ENERGY PERFORMANCE

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

82 This is how energy efficient the building is.

CONTACT

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