To Let

24 Castle Street, Conwy, LL32 8AY

Description
Conwy is a market town located in Conwy County Borough on the north coast of Wales.

The subject property is located on Castle Street, opposite the Conwy Castle UNESCO World Heritage site. Multiple national retailers located in close proximity include Costa Coffee, Betfred and Rowlands Pharmacy.

Accommodation
The premises provide the following approximate net internal floor areas:

<table>
<thead>
<tr>
<th>Floor Areas</th>
<th>Sq m</th>
<th>Sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>168.5</td>
<td>1,814</td>
</tr>
<tr>
<td>Basement</td>
<td>25.57</td>
<td>275</td>
</tr>
<tr>
<td>Total</td>
<td>194.07</td>
<td>2,089</td>
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</tbody>
</table>

Tenure
The premises are held by of an existing lease expiring 23rd June 2027.

Rent
Passing rent £11,950 pa exclusive.

Business Rates
Rateable Value: £20,355 (2017 List)
2017/18 UBR: 47.9p
Interested parties should make their own enquiries with the Local Authority.

Planning
The premises benefit from planning consent for A2 use (Financial & Professional Services).

Legal Costs
Each party to bear their own legal and professional costs incurred in any transaction.

EPC
An Energy Performance Certificate is available upon request.

VAT
VAT, if applicable will be charged at the standard rate.
Conwy

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