

COMMERCIAL &  
INDUSTRIAL  
AGENTS

**Guy**  
WOODCOCK  
AND COMPANY  
**0800 083 3216**

DEVELOPMENT &  
MANAGEMENT  
SURVEYORS

## TO LET

**GROUND FLOOR, MERCHANDISE HALL, ST ASAPH AVENUE,  
BAY TRADING ESTATE, KINMEL BAY, LL18 5XX**



### LOCATION

A spacious and secure trading estate prominently positioned to the north of the railway bridge on St Asaph Avenue, Kinmel Bay, which offers excellent access onto the A55 North Wales Expressway and North Wales coast road (A548).

### DESCRIPTION

The ground floor showroom and workshops of a prominent business unit of some 280 m<sup>2</sup> (3,014 sq ft) with associated parking areas well suited to a number of uses including trade counter showroom and light industrial workshop.

**Web Site: [www.guywoodcock.com](http://www.guywoodcock.com) ■ Email: [enquiries@guywoodcock.com](mailto:enquiries@guywoodcock.com)**

## **ACCOMMODATION**

The accommodation on the ground floor comprises covered entrance into a large showroom area of some 106.75 m<sup>2</sup> (1,150 sq ft) off which are additional rooms and workshops with various doors to the external yards. This workshop space extends to a further 173.79 m<sup>2</sup> (1,865 sq ft) with associated toilet and kitchen area.

## **TERMS**

Available by way of commercial lease for a minimum of three years or more, or by way of a Tenancy Agreement for a minimum of twelve months period.

## **RENT**

£10,750 per annum.

## **RATES**

We have been informed by the Local Rating Authority, Conwy County Council, that the property has been assessed, as follows :-

Rateable Value :       £7,700 per annum

## **VAT**

All prices quoted are exclusive of but may be liable to VAT.

## **VIEWING**

Viewings strictly by appointment with Guy Woodcock and Company on 01244 817160  
Email: [guy@guywoodcock.com](mailto:guy@guywoodcock.com)

## **DIRECTIONS**

Proceed out of Rhyl towards Abergele on the A548. Turn left at the traffic lights into St Asaph Avenue, proceed for 200 yards where Bay Trading Estate will be seen on the right hand side.