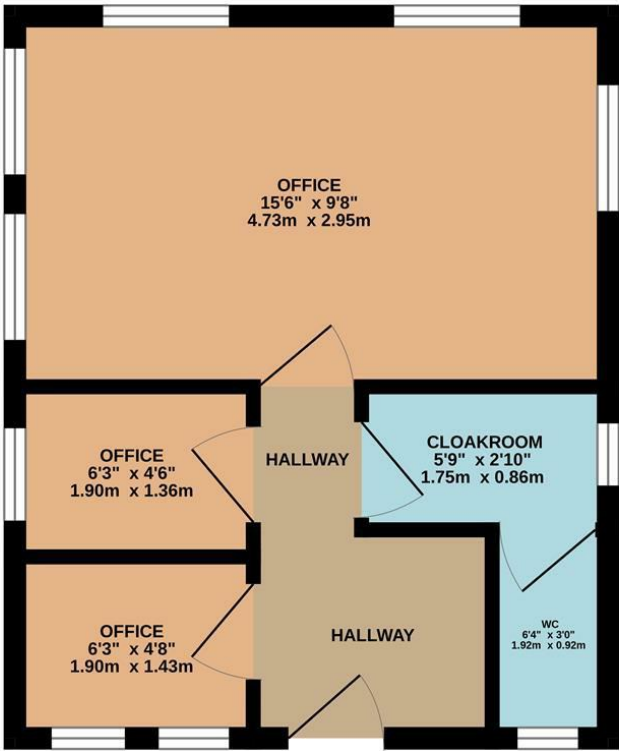




P J B
Prys Jones & Booth



GROUND FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 292 sq.ft. (27.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix iC3D5

CAB Building Bridge Street, Abergele, LL22 7HA

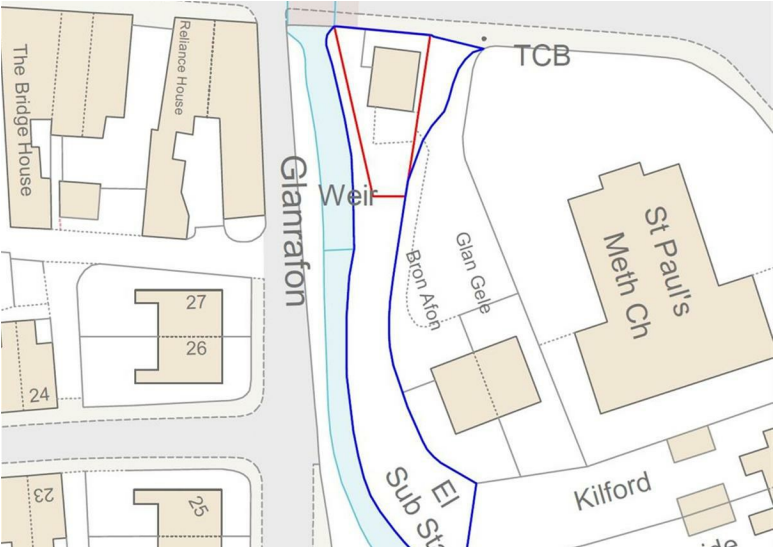
Guide price £45,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Nelson House, Water Street, Abergele, Conwy, LL22 7SH
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www.prysjonesbooth.co.uk



CAB Building Bridge Street, Abergele, LL22 7HA

Guide price £45,000



Tenure

Freehold
Daliadaeth – Rhydd-ddaliad

Business rates

Business rates – Rateable value £1,950

Trethi busnes – Gwerth trethiannol £1,950

Description

A former CAB building located in Abergele town centre on a total site area extending to approximately 0.14 acres. The site fronts onto Bridge Street (A547) and comprises a single storey building which includes a welcoming entrance, a large open plan office space and two smaller interview rooms along with a small kitchenette and W.C. Externally there is a parking area and open riverside green space. The building could suit a variety of future uses, subject to necessary consents.

A variety of amenities, facilities and neighbouring retailers can all be found within in the immediate surrounding area whilst junction 24 of the A55 expressway is only a short drive away.

Auction site link (copy and paste) - btgeddisonspropertyauctions.com/properties/202602051058sq_dvkl-251126/for-auction-abergele

Site aree

Approximately 571 Sq M (942 Sq Yds)

Office 1

15'6" x 9'8" (4.73 x 2.95)

Office 2

6'2" x 4'5" (1.90 x 1.36)

Office 3

6'2" x 4'8" (1.90 x 1.43)

Cloak room

5'8" x 2'9" (1.75 x 0.86)

WC

6'3" x 3'0" (1.92 x 0.92)

Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinmel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

Professional Services

David Prys Jones FRICS and Iwan Prys Jones Bsc. PGDM, MRICS are full members of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

Auction Details

Auction Details

The sale of this property will take place on the stated date by way of Multi lot timed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non- refundable auctioneers fees apply:

- 10% deposit (subject to a minimum of £5,000)

- Buyer's Fixed Fee of £2,100 inc. VAT

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page. btgeddisonspropertyauctions.com/properties/202602051058sq_dvkl-251126/for-auction-abergele

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price.

The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

The auction will take place over two days, commencing on 25 November 2026 from normally 10am. Properties will be allocated to either Day 1 or Day 2 when the catalogue is finalised. The specific auction date and lot number for this property will be confirmed once the catalogue has been published, which is usually a few weeks before the auction date.

