

## Location

Glasdir is located to the north of Llanrwst with direct access from the A470 Cardiff to Glan Conwy Trunk Road, approx. 15 miles from J19 of the A55 North Wales Expressway and approx. 5 miles from Betws y Coed.

## Description

The Council has recently relocated its Library from the adjoining site and it now occupies the majority of the ground floor space. The first floor will be occupied in part by a small number of Council employees. There is lift to access the first floor and a large car park to the rear which is also owned by the Council.

## Opportunity

The Council currently has one vacant room on the ground floor and four on the first floor which we are offering to the market by way of lease, the intention is to attract local business with a view to the building becoming a thriving rural hub for the people of Llanrwst and the surrounding areas. There is also additional space on the ground floor, which can be hired at hourly rates.



# To Let – Office Space

# Glasdir, Plas yn Dre, Llanrwst, LL26 0DF

## Wybrnant

First Floor— 60m<sup>2</sup>, including small internal office.

Rent—£4,250 p.a. Service Charge Estimate £6,500 p.a.



## Siabod

First Floor— 68m<sup>2</sup>

Rent—£4,850 p.a. Service Charge Estimate £7,500 p.a.



## Geirionydd

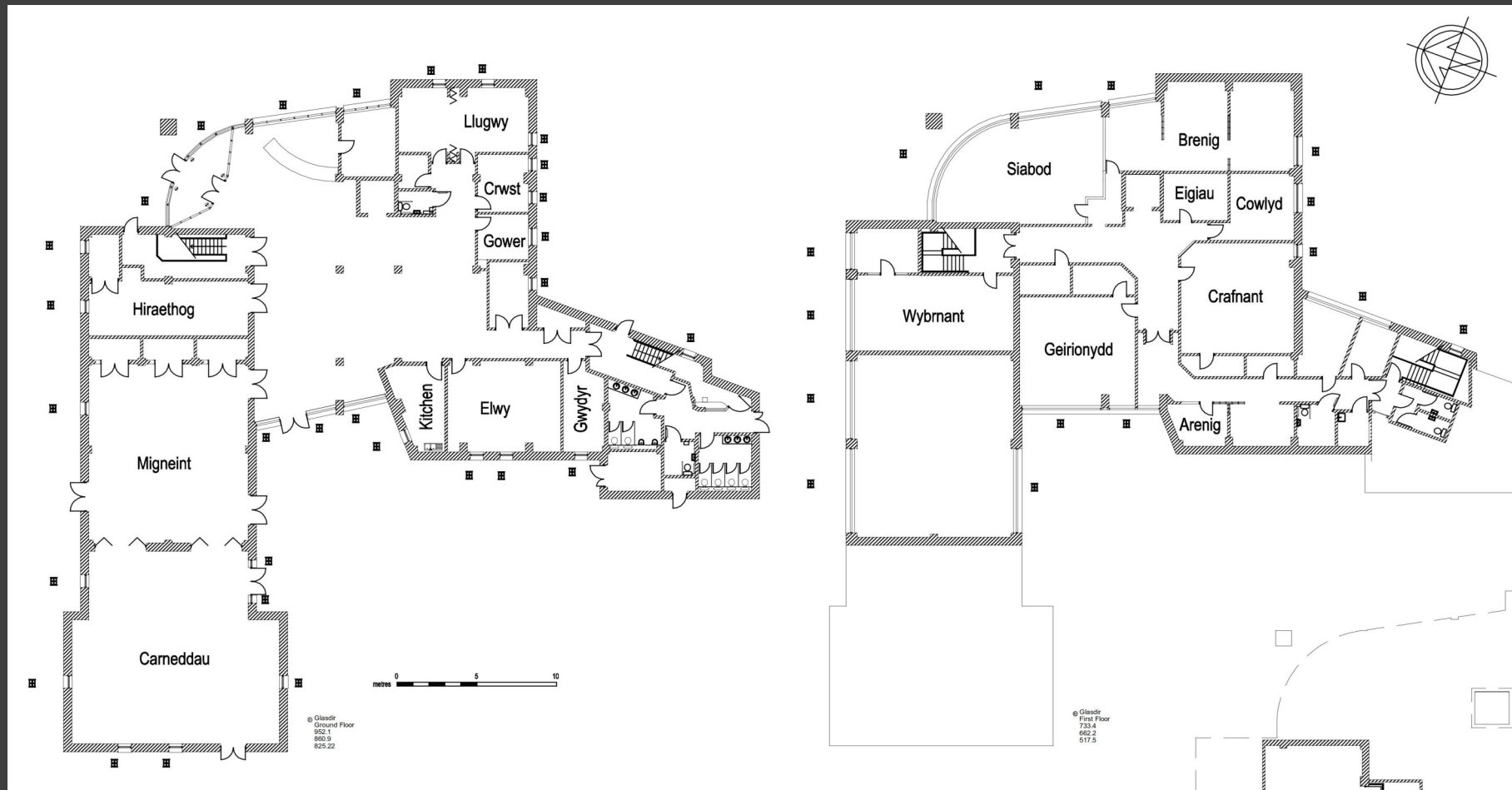
First Floor— 50m<sup>2</sup>—with large storage room

Rent—£4,250 p.a. Service Charge Estimate £6,500 p.a.



## Shared First Floor Kitchen





Room	Floor	Area (m2)	Rent per annum	Service Charge Estimate area occupied as % of whole including NNDR.
Wybrnant	First	60	£4,250	£6,500
Siabod	First	68	£4,850	£7,500
Geirionydd	First	50	£3,550	£5,500
Crafnant	First	50	£2,550	£4,500
Carneddau	Ground	149	£8,980	£16,000
<b>Room Hire</b>	<b>Floor</b>	<b>Area</b>	<b>Rent per hour</b>	
Elwy	Ground	40	£12.00 p.h.	
Gwydir	Ground	14	£10.00 p.h.	

## Lease Terms

Full Heads of Terms are available on request.

- Minimum lease term – 3 years
- Internal Repairing (demise only)
- Service Charge
- Rent Review every 3 years (if applicable)
- Shared Kitchen and toilets

## Planning Uses

B1 – Offices

D1 – Non Residential Institutions

Other use would be considered subject to the necessary consents.

## Closing Date for Enquiries

12 noon on Friday 3 December 2021

## Viewings

Strictly by appointment.

CCBC Estates & Asset Management

Contact Rochane Vye MRICS

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