

BETWS-Y-COED

Arfon House Holyhead Road

TO LET

(SUBJECT TO VACANT POSSESSION)

Location

Betws-y-Coed is a popular tourist village located on the confluence of the River Conwy and River Llugwy on the edge of the Eryri (Snowdonia) National Park. The town is popular with outdoor Pursuits enthusiasts and home to **ZipWorld**.

The property has **15 car parking spaces** and fronts onto Holyhead Road, the main route into the village Centre. Occupiers within the village include **Fat Face, Cotswold, Mountain Warehouse, Cornish Bakery, Go Outdoors, Londis, Spar, Regatta** and **Anna Davies** together with a wide variety of independent retailers and restaurants

Lease / Rent

The property is available by way of a new FRI lease at a rent of **£65,000 per annum exclusive**.

Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-

Rateable Value (2026) £37,250

Interested parties are advised to make their own enquiries with the local authority.

VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to VAT.

EPC

B50



Accommodation

Ground Floor Sales	2,009 sqft	186.6 sqm
Ground Floor Ancillary	277 sqft	25.7 sqm
First Floor Sales	834 sqft	77.5 sqm
First Floor Ancillary	468 sqft	43.5 sqm

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly by appointment through the agents
dan@emanueloliver.com



Location



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.