



Ty'n Y Coed

Llandudno, North Wales, LL30 1SA

For Sale: Attractive Grade II period office, suitable for alternate uses (subject to planning).

25,387 sq ft
(2,358.53 sq m)

- Alternate use potential (subject to planning)
- Grade II Listed Building
- Many original period features retained
- Set in attractive landscaped surrounding

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Summary

Available Size	25,387 sq ft
Business Rates	For confirmation of the Rateable value and rates payable please contact the local authority.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Listed building

Description

The substantial former house was constructed in 1878 and was subsequently used as a hospital and more recently, a headquarters office building.

The Grade II Listed building is set over ground and first floors, incorporating offices, canteen, library, conference rooms and stores. The building is currently configured to provide continued office use but could be altered to accommodate a range of future uses.

Externally there are significant landscaped grounds and gardens, with car parking to the front of the building.

In addition to the measured areas listed, there is a basement and second floor attic space, with a restricted access and head height which have not been included.

The building and grounds are accessed via a shared driveway. An estate service charge may be levied to contribute to the upkeep and maintenance of the shared access, to be defined as part of the sale.

Location

Ty'n y Coed is located between Llandudno and Deganwy off Pentywyn Road, which runs adjacent to the A470. The property sits within substantial landscaped grounds, access off a private driveway shared with neighbouring occupiers.

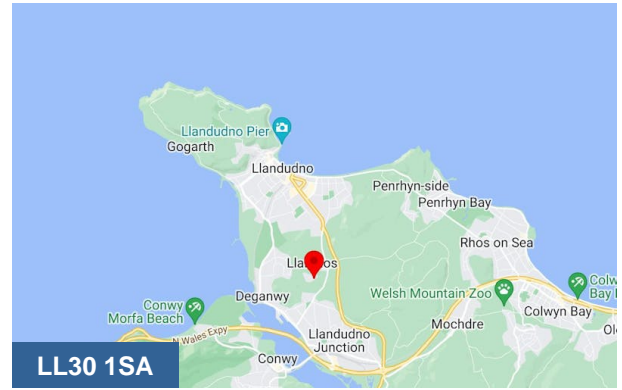
The building site is located off the Conwy Junction of the North Wales expressway at J19.

Accommodation

Name	sq ft	sq m	Availability
Ground	14,184	1,317.74	Available
1st	11,203	1,040.79	Available
Total	25,387	2,358.53	

Viewings

Strictly by appointment with sole agents Cooke & Arkwright.



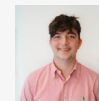
Viewing & Further Information



Mark Siddons

029 2034 6361

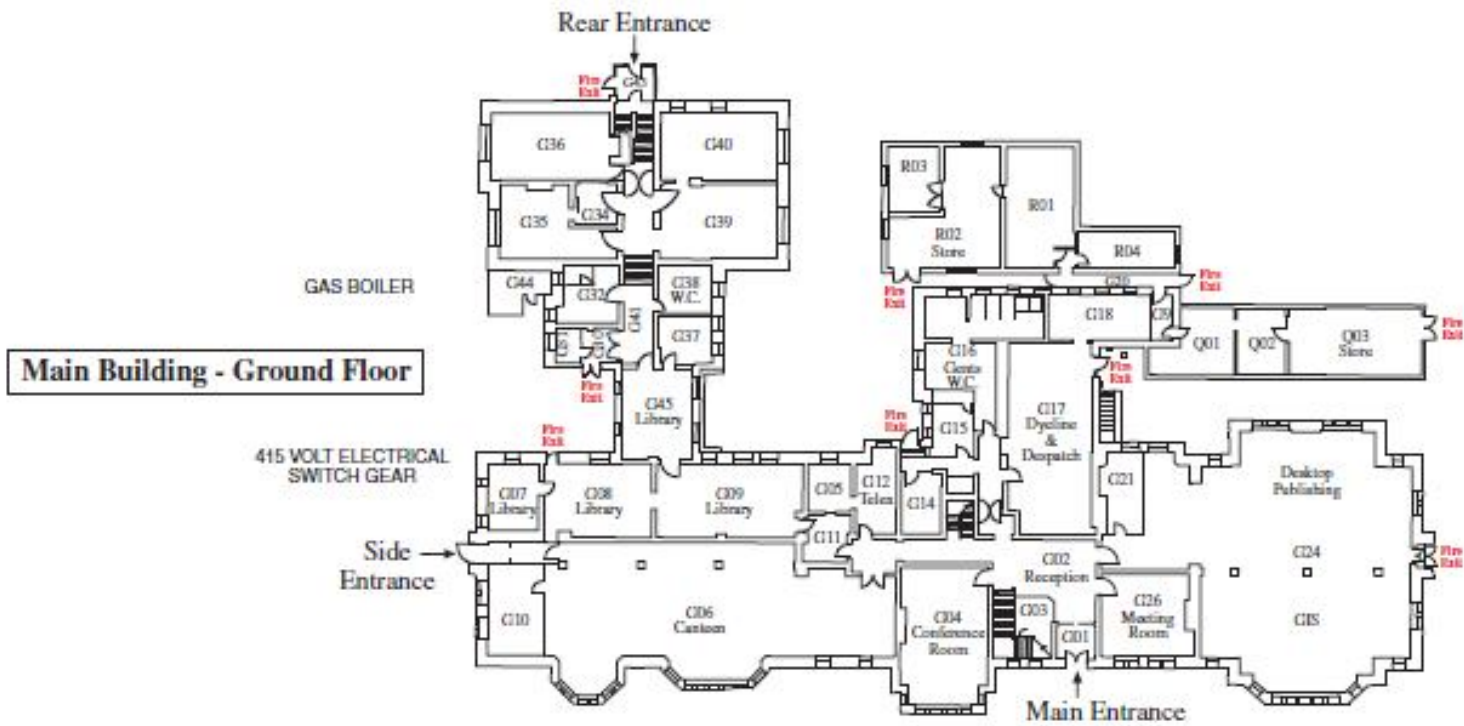
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Main Building - Basement



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