

Expressions of Interest

Glasdir reverted back to Conwy County Borough Council in late 2020, and we are currently exploring opportunities to utilise parts of the building for a variety of public functions. By way of this Expression of Interest process, we are also consulting with the wider business community and market place to explore what opportunities exist for complimentary private or public uses.

The Council's high level objective for the site is for a mixed use which would provide the facility with a sustainable financial future comprising of complimentary uses which would add social, economic and cultural value to Llanrwst and the Conwy Valley.

The outcome of this process will provide the Council with the knowledge and insight in shaping an appropriate strategy for the use of the facility. Following the development of such a strategy, the Council can consider reverting to the market with a formal offering for space.



Glasdir, Plas yn Dre, Llanrwst, LL26 0DF

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.



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Description

Built in 2007 the site has until recently been managed by a rural development company as a successful conferencing and training centre. The site reverted back to the Council in December 2020.

The building offers 1391m² of net internal space over two floors and has been a multi occupied facility which has served the local and regional business community. There is a large car park to the rear which is also owned by the Council.

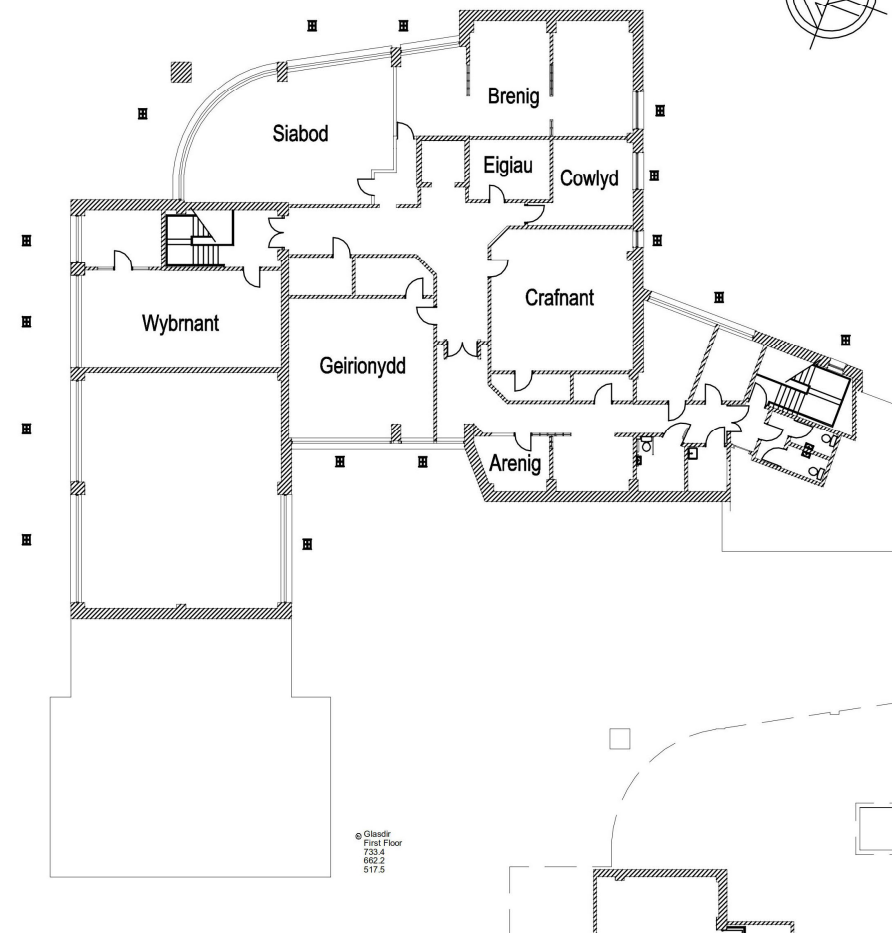
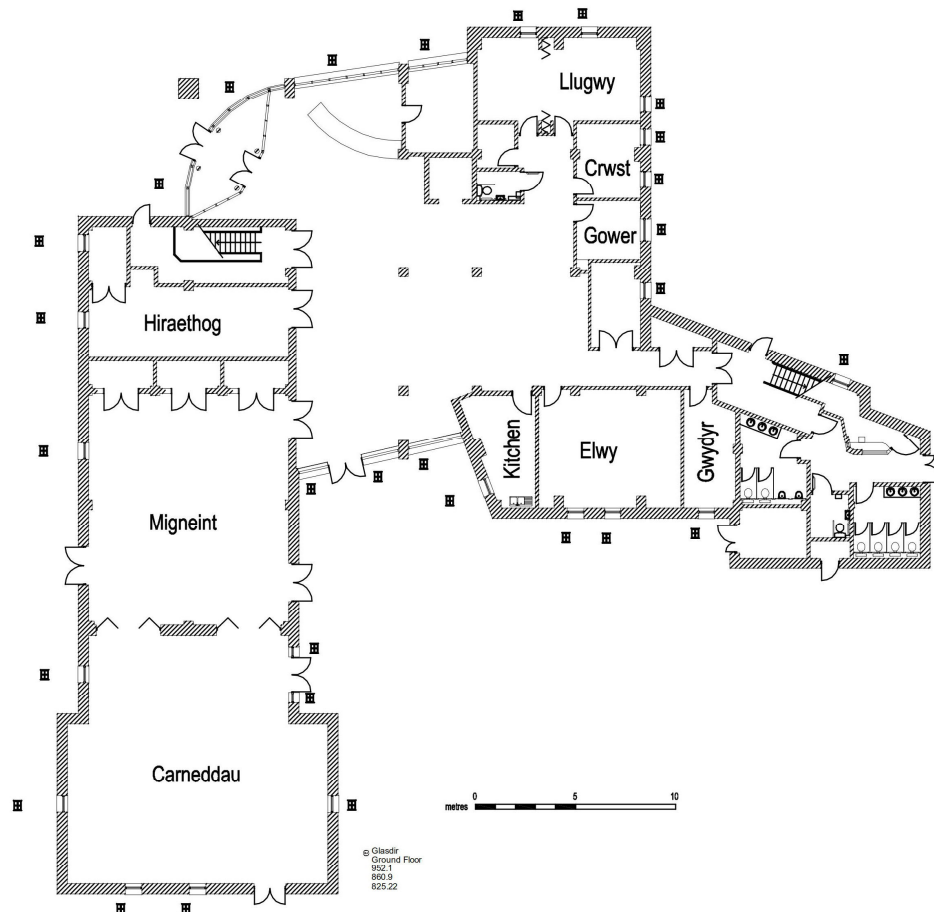
Opportunity

The building offers an excellent opportunity for the Council to work in collaboration with public partners, local business and the wider community in optimising this unique facility serving Llanrwst and the Conwy Valley.

This Expression of Interest process is a consultation process where the Council are seeking to understand what is the need within the market place, which will assist it in shaping an appropriate strategy. Subject to the outcome of the process and a settled strategy being agreed upon, the Council could revert to the market to offer commercial terms, at the appropriate time.

The Council is exploring the relocation of its Library from an adjacent site which will see the utilisation of a large area of the ground floor. It will also seek to relocate office based staff and related functions on the first floor.

There will be floor space on the ground and first floor which will be available for the market to propose uses for, which will have to complement the above. These areas are shown overleaf.



Space

Name	Floor	Area m2	Status
Carneddau	Ground	149.68	Vacant
Migneint	Ground	117.38	Library
Hiraethog	Ground	36.51	Library
Lugwy	Ground	35.10	Library
Crwst	Ground	11.62	Library
Gower	Ground	9.38	Library
Elwy	Ground	40.93	Available / Daily Rental
Gwydyr	Ground	14.10	Available / Daily Rental

Name	Floor	Area m2	Status
Brenig	First	61.10	Occupied
Cowlyd	First	18.78	Vacant
Crafnant	First	50.15	Vacant
Eigiau	First	12.33	Vacant
Geirionydd	First	50.45	Vacant
Siabod	First	68.90	Vacant
Wybrnant	First	48.74	Vacant
Arenig	First	9.25	Vacant

Lease Terms & Rent

It is not the intention at this early stage to discuss lease terms, but it is envisaged that any leases will be on internal repairing terms, with a service charge for common parts.

As and when the Council have identified the shortlisted options in pursuing a preferred strategy and occupational mix, it will engage with the market place as to proposed commercial terms.

Planning

The current use classes are:

- B1 Offices
- D1 Non Residential Institutions.

Other uses would be considered subject to the necessary consents. The building sits largely outside the flood risk zone.

Viewings

Strictly by appointment.

CCBC Estates & Asset Management
Contact Rochane Vye MRICS
Phone 01492 574051
Email rochane.vye@conwy.gov.uk

Expressions of Interest

Parties who wish to participate in this Expressions of Interest process are asked to complete and return the brief questionnaire. Following the response, the Council are interested in discussing these proposals with parties and are open to innovative solutions. The knowledge and insight from the above will assist in the Council shaping the strategy for the use and occupation of the facility for the benefit of Llanrwst and the rural community.

The process can be briefly summarised as below

Date	Key Activity
w/c 22 February 2021	Release EoI
22 March 2021	Responses Due
w/c 5 April 2021	Discussion with interested parties
April 2021	Council shapes strategy
May 2021	Council returns to parties and market

Please return by email to: estates@conwy.gov.uk
To be submitted by 5pm pm on the 22 March 2021