

COLWYN BAY

6 Penrhyn Road

Business Rates Free



Location

Colwyn Bay is a popular seaside resort situated on the North Wales coastline between the towns of Llandudno and Rhyl. The town benefits from good communication links via the A55 coastal road which runs through to the M56 / M53.

The unit is situated on Penrhyn Road, a street popular with numerous independent retailers and cafes. Nearby occupiers in close proximity include **Santander, Beresford Adams Estate Agents, Principality Building Society** and numerous independents.

Rent

The property is available by way of a new full repairing and insuring lease at a rental of **£6,000 per annum** exclusive.

Business Rates

Verbal enquiries to Conwy County Borough Council confirm the property is assessed as follows:-

Rateable Value £4,550

*The premises may benefit from small business rate relief, interested parties are advised to make their own enquiries on 01492 574000.

EPC

D81

Accommodation

Internal Width	12' 6"	3.80 m
Shop Depth	29' 10"	9.10 m
Ground Floor	372 sq.ft.	34.6 sq.m.

VAT

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

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 Dan Oliver at Emanuel Oliver on 0151 236 6700

dan@emanuoliver.com



Colwyn Bay



50 metres

Experian Goad Plan Created: 20/07/2020
 Created By: Emanuel Oliver Ltd



Copyright and confidentiality Experian, 2020. © Crown
 copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

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.