

COLWYN BAY

Unit 13 Bay View Shopping Centre

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 in a prime position within the Bay View Shopping Centre which is anchored by **Morrisons**, other retailers include **Costa**, **The Works**, **Specsavers**, **Clarks**, **Home Bargains**, **ShoeZone** and **Heron Foods**.

Rent

The property is available by way of a new full repairing and insuring lease at a rental of **£23,000 per annum** exclusive.

Business Rates

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

Rateable Value £12,750

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

EPC

A copy of the EPC is available for inspection if required.



Accommodation

Ground Floor	844 sq.ft.	78.4 sq.m.
Basement	524 sq.ft.	46.7 sq.m.

Service Charge

£10,576.16

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,
Emanuel Oliver on 0151 236 6700
dan@emanueloliver.com

