

COLWYN BAY

54-60 Conway Road

MIXED USE INVESTMENT / DEVELOPMENT FOR SALE

NO VAT



Location

Colwyn Bay is located approximately 40 miles west of Chester and 5 miles south east of Llandudno on the North Wales coast in close proximity to the A55 North Wales Coast Road. The town has a resident population of approximately 34,000.

The premises are situated within an established retail parade on the edge of the town centre along the A547 Conway Road, one of the main roads through the town centre, in close proximity to Wynnstay Road. Nearby retailers in the parade include a Newsagents, Insurance Brokers, soft furnishings shop and Hairdresser.

Description/Accommodation

The property comprises ground floor retail, basement storage first floor office and second floor residential flat. The property has the following approximate net internal floor areas and dimensions:-

Internal Width	9.30 m	30' 6"
Shop Depth	9.86 m	32' 4"
Ground Floor	83.3 sq m	897 sq ft
Basement	23.7 sq m	255 sq ft
First Floor	65.9 sq m	710 sq ft
Second Floor	Unmeasured	

EPC

Ground & Basement – D88
First Floor – TBC
Second Floor – D65

Tenancies & Rental Income

Ground and basement Shop
Currently vacant.

First Floor Office

Let to Jones Roofing North Wales and Cheshire Limited who are holding over at a rent of £2,750 per annum

Second Floor Flat

Let to an individual by way of an Assured Shorthold Tenancy at an annual rent of £6,900.

Total current income £9,651 per annum (with potential income of approximately £20,000pax when the shop is let).

Planning

We understand the ground floor has A1 planning consent, the first floor is used as a B1 office and the second floor is used as a C3 dwelling. Subject to planning consent, the first floor may be suitable for conversion to residential use.

Rateable Values (2023)

Ground Floor Shop– £9,000
First Floor Office– £4,050
Second Floor Residential- Band A Council Tax

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.

Anti-Money Laundering Regulations

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.

Tenure

Freehold

VAT

The property is **not** registered for VAT.

Proposal

We are seeking offers of **£250,000** (Two Hundred and fifty thousand pounds).

Further information

For further information please contact

Dan Oliver on 07816 526089

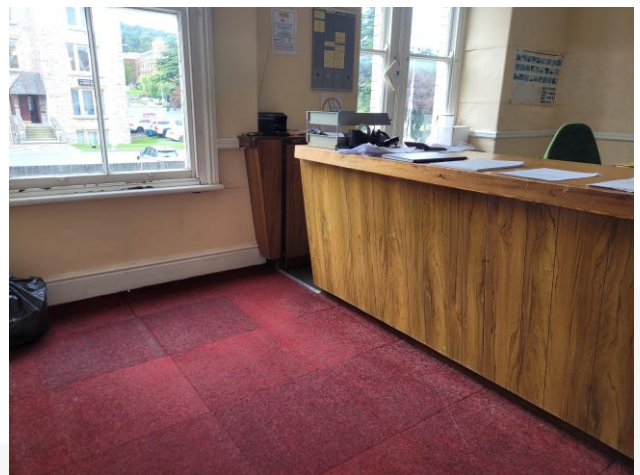
dan@emanueloliver.com

Or our joint agent

Madison Commercial 0161 877 1660

martin@madisoncommercial.co.uk

First Floor office



Ground Floor shop



Rear elevation





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