

# 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  
Currently vacant.

#### Second Floor Flat

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

**Total current income £6,900 per annum** (with potential income of approximately £20,000pax when the shop and first floor 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 **£225,000** (Two Hundred and twenty five thousand pounds).

### Further information

For further information please contact

Dan Oliver on 07816 526089

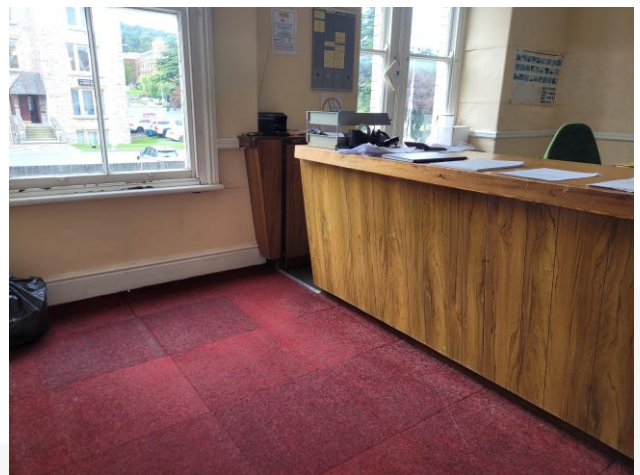
[dan@emanueloliver.com](mailto:dan@emanueloliver.com)

Or our joint agent

Madison Commercial 0161 877 1660

[martin@madisoncommercial.co.uk](mailto:martin@madisoncommercial.co.uk)

*First Floor office*



*Ground Floor shop*



*Rear elevation*





Colwyn Bay



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 Created By: Emanuel Oliver Ltd  
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