



TO LET/MAY SELL

Upper floors 12/14 Abergele Road
Colwyn Bay LL29 7RS

- Extensive upper floors totaling circa 7,500 sqft (697.03 sqm) gross.
- Suitable for conversion to residential, leisure, office and other uses subject to planning.
- Prominent corner location in town centre.
- To Let or Sale considered.

LOCATION

Colwyn Bay is a popular north east Wales tourist town serviced by the very busy A55 expressway and the A547 coast road on to which this property fronts. The unit occupies a very prominent corner location opposite Station Road, part of the pedestrianised centre and linked with a pelican crossing. Traders in the immediate vicinity include Peacocks, Spar, WH Smiths, Lloyds Bank, and KFC. The store below is a large convenience store t/a Spar and Subway.

DESCRIPTION

The space available is arranged on first and second floor level with a proposed very prominent separate stairway access from Woodland Road East at the front of the property and a potential rear entrance and lift for disabled access. The first floor is basically a clear open plan area with the second floor currently divided into various rooms but once again potentially open plan. The approximate dimensions and areas are as follows; -

DESCRIPTION	METRIC	IMPERIAL
Internal Width	12.20 m	40 ft
Built depth	31.10 m	102 ft
First floor area	336.90 m ²	3625 sqft
Second floor area	352.23 m ²	3790 sqft
Total area	689.13 m ²	7415 sqft

Suitable for residential, leisure, office and semi retail use.

TERMS

Available on a new lease on terms and conditions to be discussed or a freehold sale would also be considered of the upper floors or of the whole building including rental income from the ground floor currently £20,000pa.

RENT/PRICE

Further details available on request.

PLANNING

Consent for conversion to 7 residential units has already been obtained but there is the possible opportunity of increasing the number of apartments accommodated for subject to obtaining appropriate planning consent. Other uses would also be considered.

RATING ASSESSMENT

It is understood that the two upper floors are currently assessed as follows; -

Ratable Value £8,700.00

Rates Payable (April 2018-19) £ 4,471.80

Interested parties are, however, advised to make their own enquiries to confirm these figures.

ENERGY PERFORMANCE CERTIFICATE

An EPC is currently being obtained and will be available shortly if required.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

It is understood that the premises are not currently VAT registered.

FURTHER INFORMATION / VIEWING

Please contact Richard W Bolton of the sole retained agents Bolton Birch:

Tel: 01244 311681

Email: richard@boltonbirch.com

SUBJECT TO CONTRACT

Details dated 16.5.19



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