

# COLWYN BAY

## B5-B6 Bay View Shopping Centre

Available by way  
of a New Lease

### 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**, **Holland & Barrett**, **Hays Travel**, **Boots**, **Savers**, **Home Bargains**, **Argos** and **Poundworld**.

### Rent

The property is available by way of a new full repairing and insuring lease at a rental of **£45,000 per annum** exclusive.

### Business Rates

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

Rateable Value	£24,750
Rates Payable (18/19)	£12,721.50

Interested parties are advised to make their own enquiries on 01492 574000.



### Accommodation

Ground Floor	2,867 sq.ft.	266.4 sq.m.
Basement	483 sq.ft.	44.9 sq.m.

### EPC

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

### Service Charge

There is a service charge payable of £21,326.76 for this unit.

### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

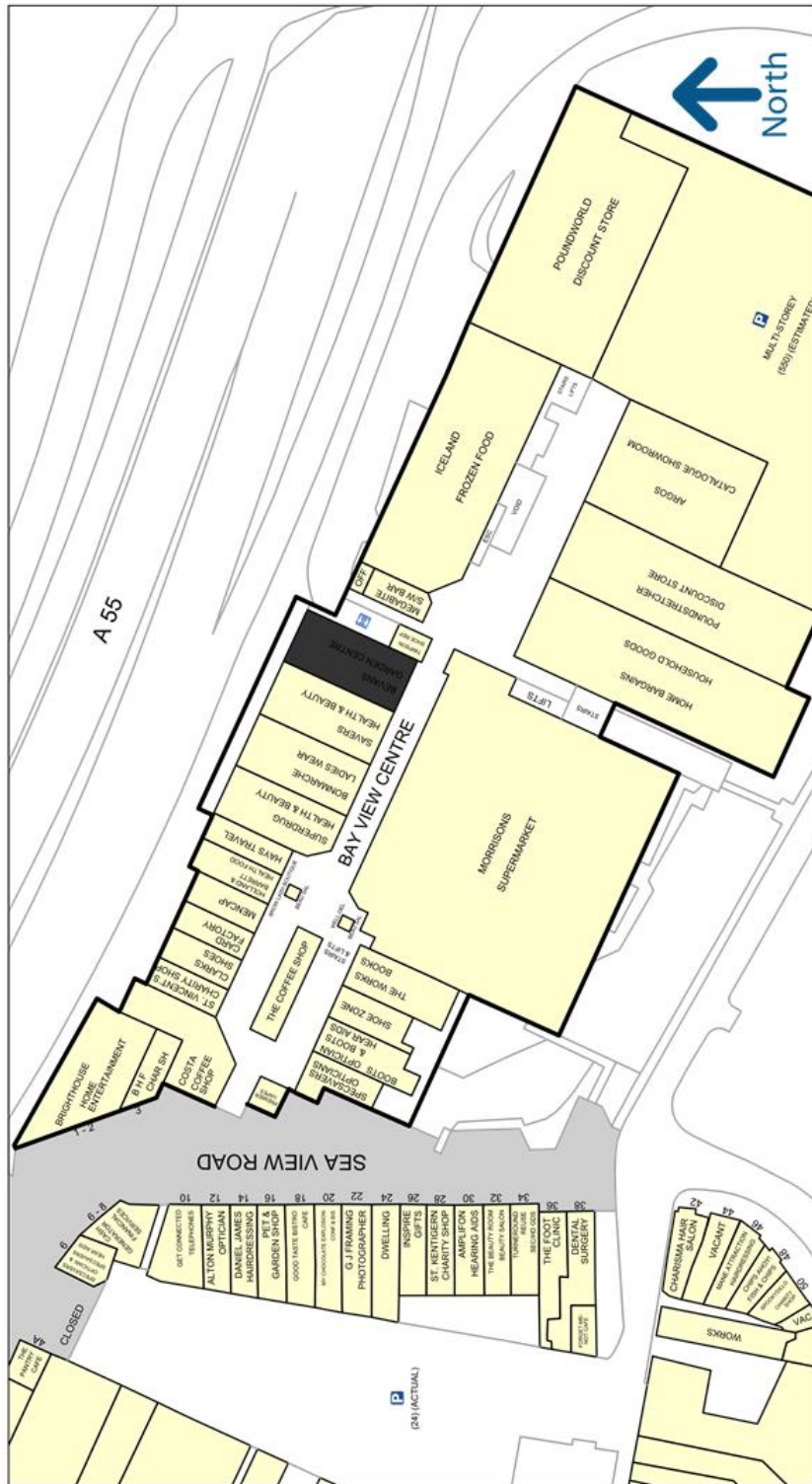
### Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

### Viewing

Strictly by appointment through Emanuel Oliver on 0151 236 6700

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



Experian Goad Plan Created: 09/03/2018  
Created By: Emanuel Oliver Ltd

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

50 metres



Copyright and confidentiality Experian, 2017. © Crown copyright and  
database rights 2017. OS 100019885

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.