

# COLWYN BAY

## Kiosk 2 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**, **BrightHouse**, **Boots**, **Clarks**, **Home Bargains**, **Argos** and **Poundworld**.

### Rent

The property is available by way of a new full repairing and insuring lease at a rental of **£12,000 per annum** exclusive.

### Business Rates

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

Rateable Value	£13,750
Rates Payable (16/17)	£6,682.50

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



### Accommodation

<b>Ground Floor</b>	<b>329 sq.ft.</b>	<b>30.6 sq.m.</b>
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### EPC

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

### Service Charge & Insurance

The tenant will be responsible for these costs which are as follows:-  
 Service Charge £1,850.71  
 Insurance £93.94

### 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 the joint agents, Emanuel Oliver on 0151 236 6700 or Lambert Smith Hampton 028 9032 7954.  
[dan@emanueloliver.com](mailto:dan@emanueloliver.com)



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