

Rhos on Sea

27 Rhos Road

Conwy

Clwyd

LL28 4RS

- Freehold Shop and Residential Investment
- Shop let to Wilsons Letting Agents
- Two flats let on Assured Shorthold Tenancies
- Shop Reversion 2018
- Total Current Rents Reserved

£15,480 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Rhos on Sea is a suburb of the popular tourist town of Colwyn Bay, on the North Wales Coast some 38 miles west of Chester, access to which is via the A55 and 4 miles east of Llandudno. Rhos Road is situated about 1 mile west of the town centre and the property is situated in a local shopping area, just off the seafront.

Occupiers close by include HSBC, Boots and William Hill together with a number of local restaurants and traders.

Description

The property is arranged on ground and two upper floors to provide a shop unit, currently trading as an estate agency, together with two self-contained flats on the upper floors, access to which is from the front.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Unit	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	Wilson's Property Lettings	Gross Frontage 6.25 m (20' 6") Net Frontage 4.65 m (15' 3") Shop Depth 9.22 m (30' 3") Built Depth 14.25 m (46' 9")	10 years from 01.08.2008 Rent review every 5th year FR & I	£6,000 p.a.	Reversion 2018
First Floor Flat	Individual	First Floor Flat – 2 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy from 13.04.2013	£4,740 p.a.	
Second Floor Flat	Individual	Second Floor Flat – 2 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy from 12.09.2014	£4,740 p.a.	

Total £15,480 p.a.



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Ms J Davies, Garnett Williams Powell. Tel: 01745 334658 e-mail: jmd@garnettwilliamspowell.co.uk