

Tenure Freehold.

Location

Colwyn Bay is a popular resort town on the North Wales coast, close to Llandudno, with a total catchment population of some 89,295 which increases significantly in the summer months with the influx of tourists. The town is well located with Chester 36 miles and Manchester 76 miles to the east via the A55 and M56. Rhos on Sea is a suburb of Colwyn Bay, immediately to the north-west.

The property is situated on the east side of Penrhyn Road which runs parallel to Station Road in the town centre.

Occupiers close by include Santander, Halifax and a range of restaurants and local traders. The railway station is nearby off Victoria Avenue.

Description

The property is arranged on ground and three upper floors to provide two ground floor shop units with six self-contained flats above. The flats are accessed via an entrance to the front of the building. There is also a dance studio to the rear which has been sold off on a long lease.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

Shop 24: For EPC Rating please see website. Shop 26: EPC Rating 77 Band D (Copy available on website). Flats Range from EPC Rating 16-66 Bands D-G (Copies available on website).

| No. | Present Lessee | Accommodation | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|-------------------|--|---|----------------------------------|------------------------|--------------------------------|
| 24 Penrhyn Road | CS & G Jones (t/a Lox Box Hair Salon) | Gross Frontage 6.3 m (20' 5') (inc. access to upper floors) 6.3 m (13' 0') Net Frontage 3.95 m (13' 0') Shop Depth 9.4 m (30' 10') Built Depth 10.5 m (34' 5') |) | £6,500 p.a. | Reversion September 2016 |
| Flat 1 | Individual | First Floor Flat – 2 Rooms, Kitchen and Bathroom | AST for 6 months from 27.04.2011 | £4,800 p.a. | |
| Flat 2 | Sky HC Ltd | Second Floor Flat – 2 Rooms, Kitchen and Bathroom | AST for 6 months from 28.01.2015 | £4,200 p.a. | |
| Flat 3 | Individual | Third Floor Flat – 2 Rooms, Kitchen and Bathroom | AST for 6 months from 10.09.2013 | £4,200 p.a. | |
| 26 Penrhyn Road | Vacant with Vendor Guarantee (1) | Gross Frontage (inc. access to upper floors) 10.25 m (33' 8 0.0 m Net Frontage 8.0 m (26' 3' 0.23,75 m (77' 11') Shop Depth 23,75 m (77' 11') Built Depth 27.25 m (89' 4') |) | £14,000 p.a. | Vendor Rental Guarantee (1) |
| Flat 1 | Individuals | First Floor Flat – 3 Rooms, Kitchen and Bathroom | AST for 6 months from 17.02.2014 | £4,740 p.a. | |
| Flat 2 | Individuals | Second Floor Flat – 3 Rooms, Kitchen and Bathroom | AST for 6 months from 17.02.2014 | £4,740 p.a. | |
| Flat 3 | Sky HC Ltd | Third Floor Flat – 3 Rooms, Kitchen and Bathroom | AST for 6 months from 02.02.2015 | £4,740 p.a. | |
| Rear Dance Studio | Ms EY McGregor | Ground Floor – Dance Studio | 999 years from 24.06.1990 | £20 p.a. | |

Total £47,940 p.a. (1)

Colwyn Bay 24 & 26 Penrhyn Road Clwyd LL29 8LG



- Freehold Shop and Residential Investment
- Comprises 2 shops and 6 flats
- Located on one of the main shopping streets in the town centre
- Vacant possession of one large shop
- Total Current Rents Reserved

£47,940 pa⁽¹⁾

SIX WEEK COMPLETION AVAILABLE





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

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