

**SIX WEEK COMPLETION
AVAILABLE**



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.

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 is applicable to this lot.

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

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).

Total £47,940 p.a. ⁽¹⁾

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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