



## 140 Conway Road Colwyn Bay LL29 7LR £185,000

A prominent 4 storey mixed retail and residential property in popular setting with the West End of Colwyn Bay.

Ground floor retail premises, currently occupied as Hairdressing and beauty salon together with lower ground floor rooms and rear access.

Substantial upper floor maisonette providing spacious self-contained living accommodation which could be used by owner or let out as an investment opportunity. The shop is currently let at a passing rent of £600 per month whilst the maisonette is vacant and available for immediate occupation.



Tel: 01492 555500

<https://www.iwanmwilliams.co.uk>





## Location

The Accommodation Affords:  
(Approximate measurements only)

Ground Floor Shop Premises:  
(Currently used as beauty and hairdressing salon)

Retail/ Salon:  
32'9" x 16'4" average (10 x 5 average)  
Large display window and door onto Conway Road. Windows to rear elevation.

Lobby:  
Store cupboard and staircase leading down to:

Lower Ground Floor:

Hallway and Cloakroom:  
WC and wash basin.

Store/Room 1:  
26'2" x 14'9" average (8 x 4.5 average)  
Door to rear.

Store/ Room 2:  
14'9" x 19'8" average (4.5 x 6 average )

Maisonette:

Ground Floor Entrance Hallway:  
electric meters, staircase leading up to:

First Floor:

Landing:  
cloak room with low level WC, further balustrade and spindle staircase leading off to second floor level, coved ceiling, double panelled radiator, window overlooking rear.

Kitchen:  
12'11" x 7'1" (3.96 x 2.16)  
Fitted range of base and wall cupboards with complementary worktops, single drainer sink, plumbing for automatic washing machine and space for cooker, wall mounted 'Baxi' central heating boiler, sash window overlooking rear, alcove storage cupboard, double panel radiator.





#### Utility Room:

9'3" x 4'2" (2.82 x 1.29)

Worktop with plumbing for automatic washing machine, range of shelving, window to rear.

#### Lounge:

15'1" x 10'6" (4.62 x 3.22)

Tiled fireplace surround and hearth, radiator, TV point, large square bay window overlooking front with open aspect and views, coved ceiling, picture rail.

#### Study/ Bedroom 4:

15'10" x 7'4" (4.84 x 2.26)

Double panel radiator, sash window overlooking front enjoying open aspect and views.

#### Second Floor:

##### Landing:

Sash window overlooking rear, access to roof space, double panel radiator.

##### Bedroom 1:

15'5" x 10'7" (4.71 x 3.23)

Square bay window overlooking front enjoying views up Kings Road, double panel radiator, cast iron fireplace surround.

##### Bedroom 2:

16'4" x 7'6" (5 x 2.31)

Cast iron fireplace, sash window overlooking front enjoying views, double panel radiator.

##### Bedroom 3:

9'1" x 8'1" (2.79 x 2.47)

Double panel radiator, sash window to rear.

#### Bathroom

13'7" x 6'6" (4.16 x 2)

Three piece suite comprising panelled bath, pedestal wash hand basin, low level WC, window overlooking rear, double panelled radiator.

#### Outside:

The property enjoys a rear walled courtyard area with access from the rear service road.

#### Services:

Mains water, electricity, gas and drainage are connected to the property.

#### Agents Note:

Please note that the shop is currently let on a 3 year contract which is due to expire in August 2023 at a passing rent of £600 per month. The tenants have indicated that they wish to remain at the property therefore the opportunity as investment is available. The maisonette is currently vacant but is available for immediate occupation.

#### Viewing

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)

#### Directions:

The property is located in the west end of Colwyn Bay just off Conway Road in a prominent location.

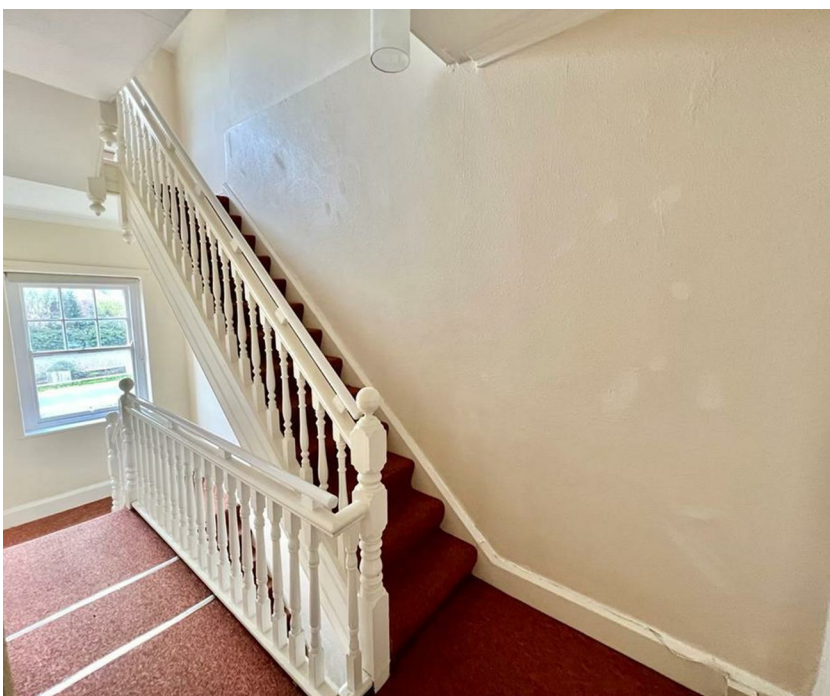
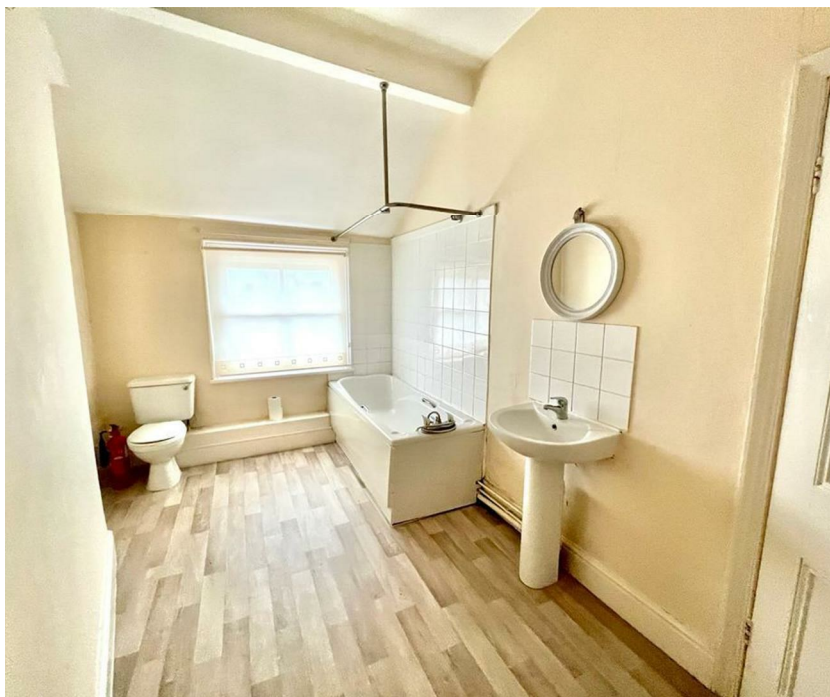
#### Council Tax:


Conwy County Borough Council Tax - Band B

Ground Floor and Lower ground floor shop premises - Business Rates

#### Proof of Identity

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Floorplan To Follow

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

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