

Description

Porth Eirias, Colwyn Bay is an impressive and iconic development located on the beach-front, right at the heart of the new waterfront improvements at Colwyn Bay commanding breath taking views of the bay and Rhos-on-Sea.

Porth Eirias is currently partly occupied by the award winning Bistro and Cafe developed by Welsh celebrity chef Bryn Williams offering fine dining and Môr a water sports shop and activities provider.

Location

Porth Eirias is located only a short 5 minute walk from Colwyn Bay train station and just 2 minutes from the A55 expressway. Giving easy access to visitors from Holyhead to Chester and beyond.

Opportunity

Conwy County Borough Council is looking to let out a vacant retail and workshop space at Porth Eirias, Colwyn Bay Promenade.

Available space:

- Workshop area is approximately 89.47m².
- Retail area is approximately 101.83m².

Space can be let out individually or collectively

Both available spaces is available from 1st October 2023, subject to landlords consent, planning permissions and building regulations



Viewing

Strictly by appointment

CCBC	Estates & Asset Management
Contact	Lydia Johnson
Phone	01492 574570
Email	Lydia.johnson@conwy.gov.uk

**To Let– Retail & Workshop space Porth Eirias, Colwyn Bay
Promenade, LL29 8HH**



Planning Uses—

Retail space- A1 and D1

Workshop— B1

Catering facilities are not permitted

EPC- B (entire property)

Lease Terms

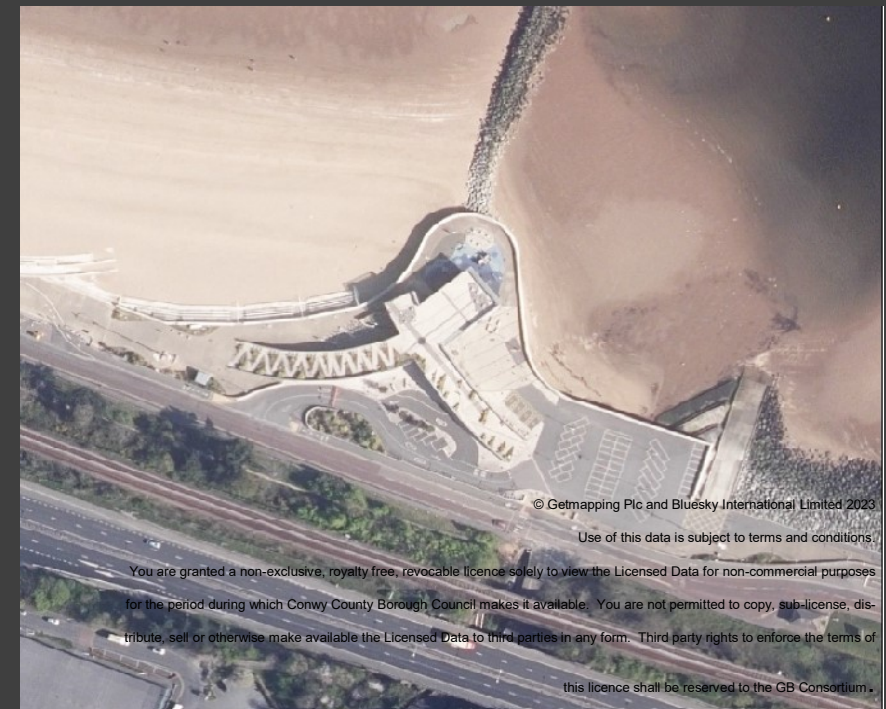
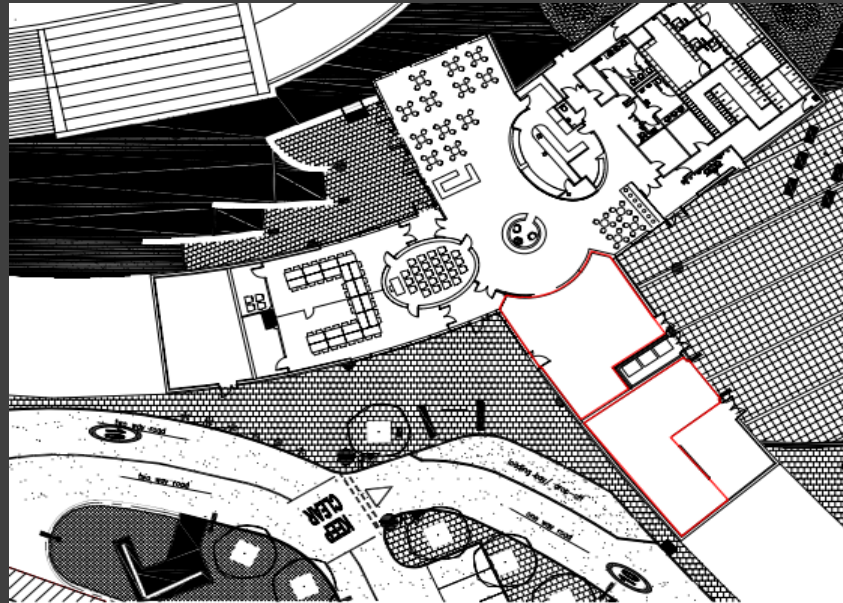
Full Heads of Terms are available on request.

- Internal Repairing (demise only)
- Rent inclusive of service charge
- Shared staff toilet and kitchen
- NNDR will be separately assessed

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