

Victoria Club

426 Abergele Road, Old Colwyn, Colwyn Bay, LL29 9AB



Key Highlights

- Detached Two Storey Social Club
- Ground Floor and First Floor Trading Accommodation
- First Floor Function Room and Storage Space
- Fronting the A547
- Site extends to 0.1 acres
- Offers over £150,000

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Location

The Property is located fronting the A547 in the village of Old Colwyn, Colwyn Bay. Old Colwyn is situated to the east side of Colwyn Bay which is located 6.5 miles south east of Llandudno and 5 miles west of Abergele, close to the A55.

The immediate locality is predominantly residential with local and national retailers fronting Abergele Road further towards the village centre.

Description

The Property comprises a detached two storey building, with a two storey rear extension. The elevations are of brick construction set beneath a pitched slate roof with the rear extensions set beneath a flat felt roof.

Externally to the front there is a road side accessibility ramp leading to the side entrance. There is a beer garden with a storage shed to the rear and a service yard to the side of the Property.

Overall the site extends to 0.1 acres.

Accommodation

The accommodation is arranged over two storeys and is laid out as follows:

Ground Floor

Members lounge with main public bar and additional members lounge with games area to the front of the Property. Ancillary trading areas include customer WC's, store rooms, beer cellar and associated stores to the rear of the Property.

First Floor

Function room and bar to the rear of the Property. Customer WCs and storage rooms.

External

To the rear there is a beer garden. Service yard to the side.

Tenure

The Property is held freehold on title number CYM25246.

Asking Price

Offers over £150,000 are invited for the freehold interest in the Property. VAT may be applicable.

Planning

The Property is neither Listed nor within a Conservation Area.

Rating

The subject Property is entered in the 2023 Rating List with a Rateable Value of £4,100.



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Licensing

The Club traded with a Club Premises Certificate.

Fixtures and Fittings

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded.

Terms

The sale is to be in standard terms for a sale by Receivers with no guarantees or indemnities or warranties as to the Title or otherwise.

Energy Performance Certificate

In the course of preparation.

Legal Costs

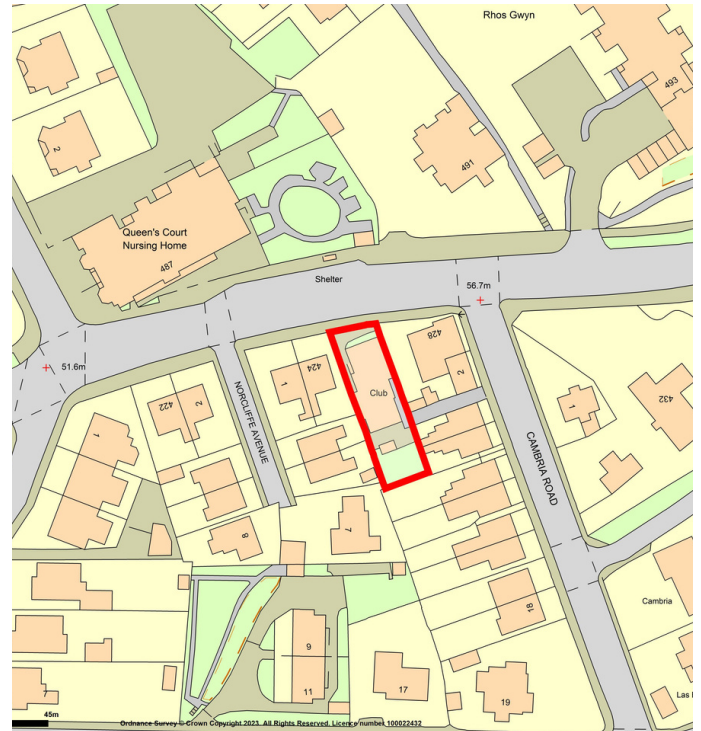
Each party to be responsible for their own legal and professional costs incurred in this transaction

Anti-Money Laundering Regulations

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

Viewing

All viewings must be arranged strictly by appointment with the sole selling agents Savills.



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