

PETER LARGE

ESTATE AGENTS



Marine Road | Pensarn | Abergele | LL22 7PR

Price Asking £85,000

An investment opportunity to acquire a leasehold ground floor shop premises in a popular coastal location of Pensarn, near Abergele with the bonus of a current lease with long term tenants paying £7,000 per annum.

- INVESTMENT OPPORTUNITY
- LEASEHOLD PREMISES
- GROUND FLOOR SHOP
- INCOME OF £7000 PA
- COASTAL POSITION
- ESTABLISHED TENANTS

DESCRIPTION

An investment opportunity to acquire a leasehold ground floor shop premises with the bonus of a current long term lease with an established Bookmakers currently providing a regular income of £7000 per annum. The property is amongst other well established businesses and enjoys regular footfall and passing traffic.

ACCOMMODATION

The accommodation comprises a gross internal area of approximately 102.53 sqm (11100 sqft) according to the Valuation Office Agency (VOA) 2017.

Ground floor retail - 95.8 sqm (1031 sqft)

Staff toilets - 2.05 sqm (22 sqft)

Internal storage - 4.68sqm (50.37 sqft)

LOCATION

The property is situated in coastal location of Pensarn, near Abergele on Marine Road, the A548 coast road and within a short distance to the A55 expressway providing excellent links to Chester, Llandudno and beyond.

RATES

Rateable value £6700 (CURRENT RATING LIST APRIL 2017)

SERVICES

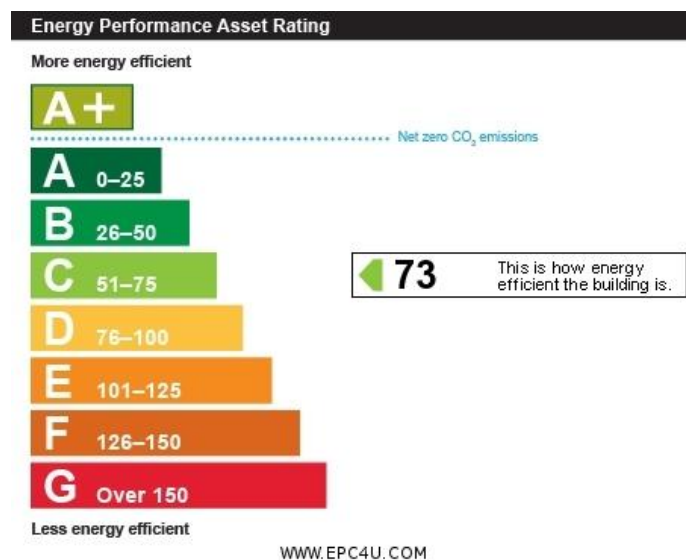
Utilities are believed available or connected to the property. All services and appliances not tested by the selling agent.

TENURE

Leasehold

DIRECTIONS

From our Abergele office proceed away from the town centre onto Water Street and continue onto Dundonald Avenue. At the roundabout take the second exit onto the A548 Coast Road and onto Marine Road where the property can be found on the right hand side.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

LOCAL AUTHORITY
Conwy County Council

Contact Details

19 Clwyd Street
Rhyl
Denbighshire
LL18 3LA

www.peterlarge.com

rhyl@peterlarge.com

01745 336699

TENURE
LEASEHOLD
DATE
26th September
2018