

Colwyn Bay - 19 Station Road LL29 8BP
Retail Shop to Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Colwyn Bay - 19 Station Road LL29 8BP

Retail Shop to Rent



Property Features:

- Comprises large ground floor shop with ancillary accommodation at first floor
- VAT is NOT applicable to this property
- Total area size 265 sq m (2,852 sq ft)
- Flexible terms to fit your needs
- Available immediately on a new lease
- Located within short walk to Colwyn Bay train station
- Occupiers close by include Boots, Dominos, KFC and Subway, amongst others.

Property Description:

The property comprises a fully refurbished ground floor open plan space and first floor storage area with toilets and kitchen. Electrical systems, acoustic and fire insulation, plasterwork, plumbing, heating, floor coverings, joinery, paint finish and frontage are all new.



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £96.15 per week (PCM: £416.66) + Share of tenant revenue

Deposit: £3,000

Rateable Value:

Rateable Value - £16,000 p.a.

Rates Payable - £8,200 p.a.

EPC:

The property benefits from a E Rating. Certificate and further details available on request.



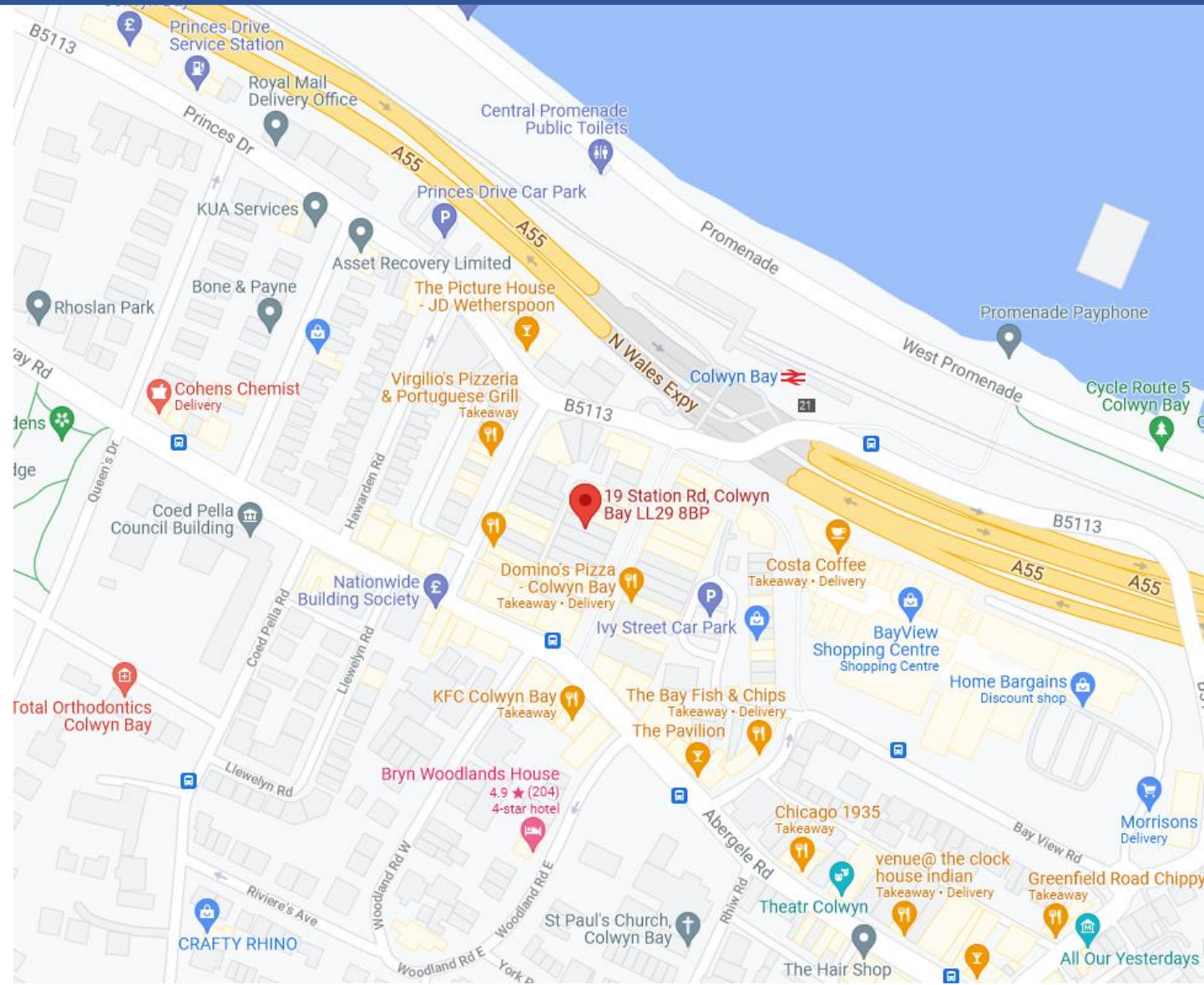
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Location:

Colwyn Bay is a town, community and seaside resort in Conwy County Borough on the north coast of Wales overlooking the Irish Sea. It lies within the historic county of Denbighshire. The property is situated on a listed street parade in the centre of Colwyn Bay 100 yards from the railway station and 300 yards from the newly refurbished beach of Colwyn Bay. Occupiers nearby including Boots, Dominos, KFC and Subway, amongst other retailers.



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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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BLUE ALPINE

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