

Colwyn Bay – 26A Penrhyn Road, Clwyd LL29 8LG  
Retail Shop to Rent



BLUE ALPINE

PROPERTY CONSULTANTS





# Colwyn Bay – 26A Penrhyn Road, Clwyd LL29 8LG

## Retail Shop to Rent



### Property Features:

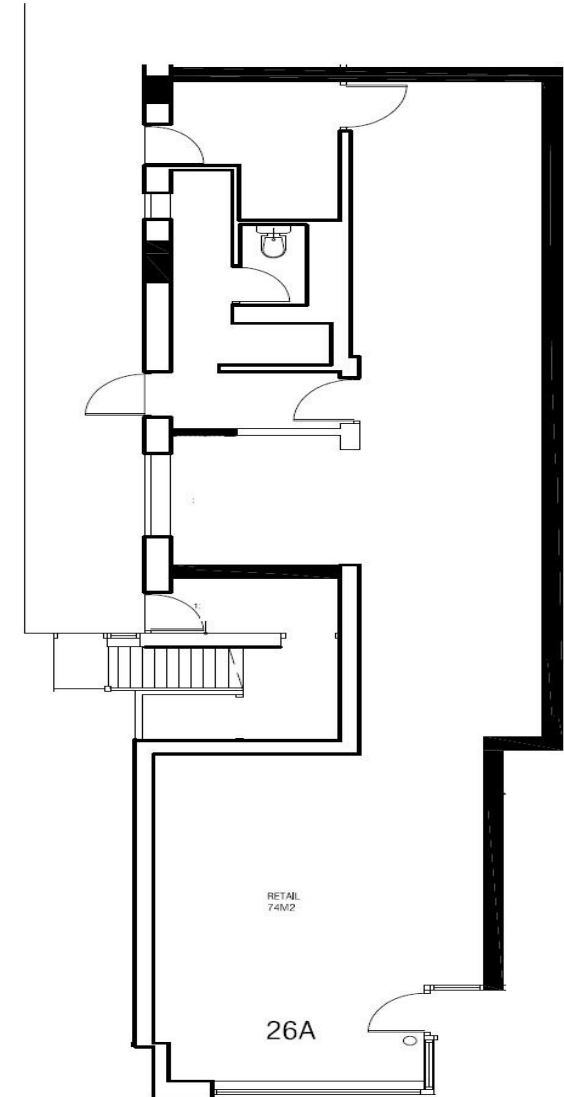
- Comprises ground floor retail shop
- VAT is applicable to this property
- Available on a new lease with terms to be agreed by negotiation
- Flexible terms to suit your needs, the landlord is open to lease or license, fixed rent or revenue-sharing arrangement
- Opportunity to lease cellar storage comprising 87 sq m (936 sq ft) to be negotiated separately
- Situated within short walk to Colwyn Bay train station which provides regular services to Chester, Manchester and Holyhead
- Occupiers close by include Santander, Nationwide, Gym and more.

### Property Description:

Comprises ground floor retail premises, suitable for variety of uses (Class E), providing the following accommodation and dimensions:

Ground Floor: 74 sq m (797 sq ft)

Open plan retail, Storage, Kitchen, WC



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### Terms:

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

Rent: £230.77 + VAT per week (PCM: £1,000 + VAT)

Deposit: £3,000 (3 Months)

### Rateable Value:

Rateable Value - TBC

Rates Payable - TBC

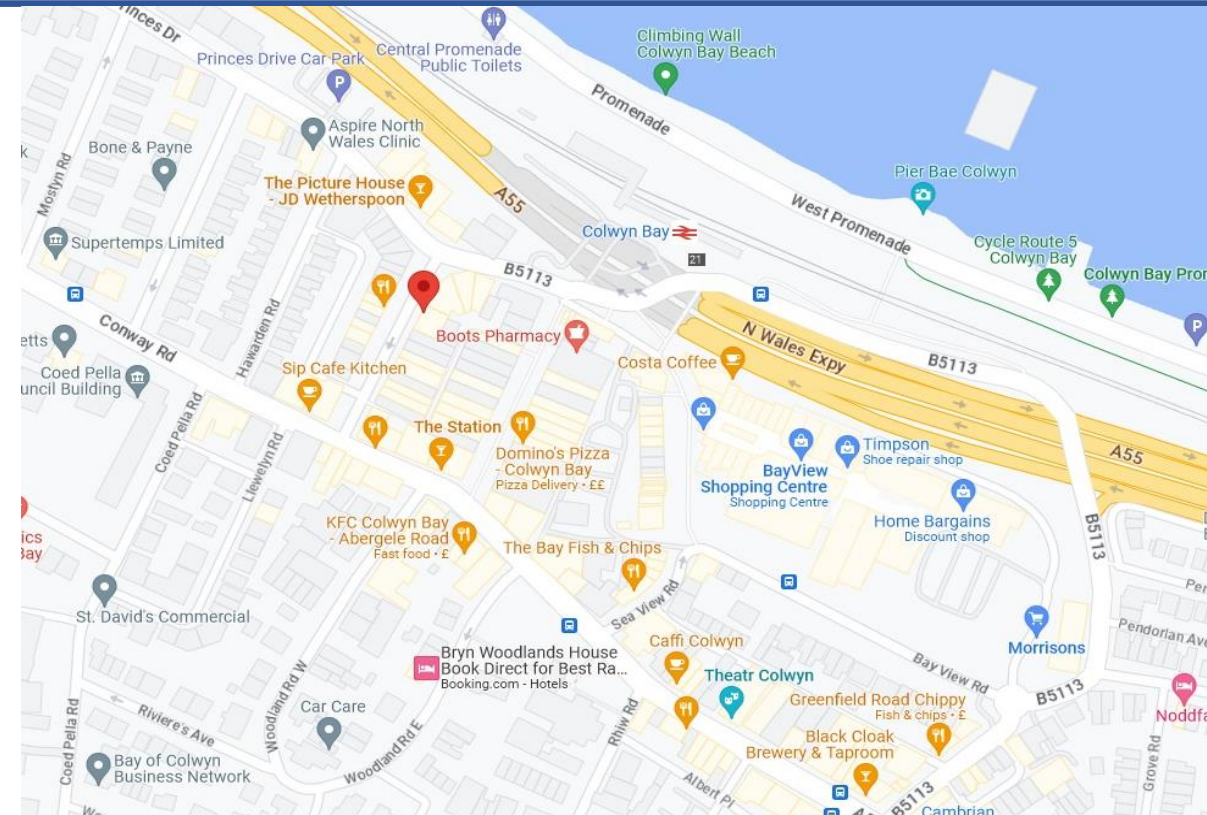
\*Note - Small business rates relief available (subject to terms)

### EPC:

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

### Location:

Colwyn Bay is a popular resort town on the North Wales Coast and close to Llandudno in close proximity to the A55 (Holyhead and Chester Expressway) with links to the M56 motorway. The train station is close to the property and provides regular services to Chester, Manchester and Holyhead. Occupiers close by include Santander, Nationwide, Pizzeria, Gym and many more.



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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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