



2 Conway Road, Colwyn Bay, LL29 7HS
FOR SALE - "OFFERS OVER £125,000"

- 2 x STOREY COMMERCIAL PREMISES
- 1,270SQFT OF ACCOMMODATION.
- CLOSE PROXIMITY TO STATION ROAD

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An excellent opportunity to purchase a two storey Victorian, commercial premises within close proximity to the main high street of Colwyn Bay, Conwy, North Wales.

The premises consists of three storeys, although part of the first floor and the entirety of the second floor are owned by a third party and are available either for sale or lease by separate negotiation.

The accommodation at the Property comprises approximately 1.270sqft (118m2), Station Road which hosts a number of commercial occupiers including Dominoes, William Hill, Bet Fred, Boots are located close by, with other occupiers within the Bay View Shopping Centre.

The part first floor and entire second floor which are available either for sale or lease by separate negotiation comprises approximately 478sqft (44.5m2) and is coloured green on the floor plan.

There is a right of way through a third party owned store through a fire exit which is located to the rear of the store.

The property is owned freehold and the EPC is C70.

Accommodation:

Ground Floor

Retail Space (69.13m2)

Rear Store Room (8.06m2)

First Floor

Store (45.68m2)

Kitchen (7.44m2)

W/C

Office (16.64m2)

Second Floor



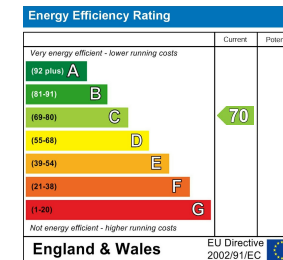
Area Map



Colwyn Bay



Energy Efficiency Graph



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