

433/435 Abergele Road, Old Colwyn - LL29 9PR

£200,000 Freehold

Investment Opportunity – 433/435 Abergele Road, Old Colwyn, LL29 9PR

An excellent investment opportunity featuring a mixed-use property comprising two self-contained flats and a commercial shop. All units are currently tenanted, generating a total annual rental income of £16,600. Situated in a prime location on Abergele Road, this property offers strong rental demand and long-term investment potential.

SIMPLY ESTATES



Office

A well-presented ground-floor commercial unit generating an annual income of £5,400, sold with a tenant in situ for immediate returns. The property features a bright and spacious front office with excellent window frontage, two large store rooms, and a W.C.

First Floor Flat

First-floor flat generating an annual income of £5,980, sold with a tenant in situ. The property features a large lounge, open-plan kitchen/diner, double bedroom, bathroom, and separate W.C.

Top Floor Flat

Top-floor flat generating an annual income of £5,220, sold with a tenant in situ. The property features a large lounge, open-plan kitchen/diner, double bedroom, bathroom, and separate W.C.



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First Floor Flat

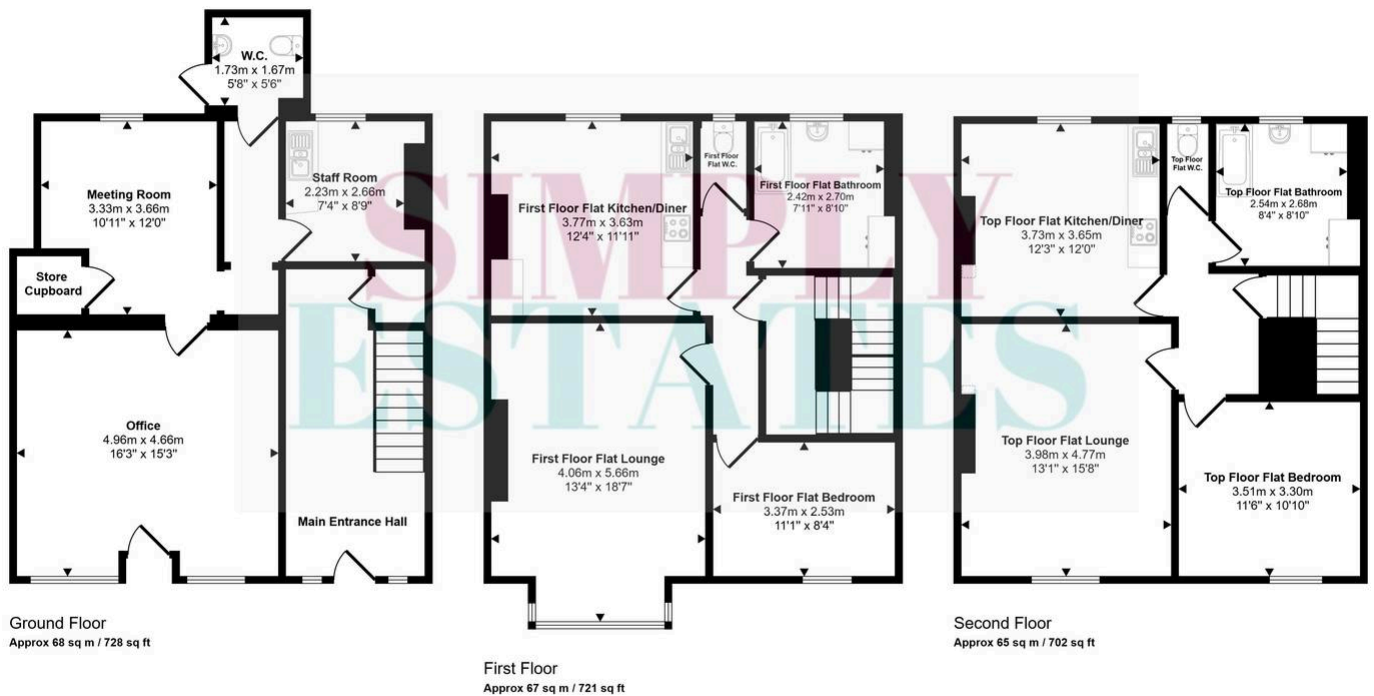
First-floor flat generating an annual income of £5,980, sold with a tenant in situ. The property features a large lounge, open-plan kitchen/diner, double bedroom, bathroom, and separate W.C.

Top Floor Flat

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Approx Gross Internal Area
200 sq m / 2150 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Performance Rating Band D for Shop
Energy Performance Rating Band D for Flat 1
Energy Performance Rating Band D for Flat 2

Council Tax Band A for Flat 1
Council Tax Band A for Flat 2

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