

COLWYN BAY

Kiosk 2 Bay View Shopping Centre

Available by way of a New Lease

Location

Colwyn Bay is a popular seaside resort situated on the North Wales coastline between the towns of Llandudno and Rhyl. The town benefits from good communication links via the A55 coastal road which runs through to the M56 / M53.

The unit is situated in a prime position within the Bay View Shopping Centre which is anchored by **Morrisons**, other retailers include **Costa**, **Holland & Barrett**, **BrightHouse**, **Boots**, **Clarks**, **Home Bargains**, **Argos** and **Poundworld**.

Rent

The property is available by way of a new full repairing and insuring lease at a rental of **£12,000 per annum** exclusive.

Business Rates

Verbal enquiries to Conwy County Borough Council confirm the property is assessed as follows:-

Rateable Value	£13,750
Rates Payable (15/16)	£6,627.50

Interested parties are advised to make their own enquiries on 01492 574000.



Accommodation

Ground Floor	329 sq.ft.	30.6 sq.m.
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EPC

A copy of the EPC is available for inspection if required.

Service Charge

There is a service charge payable for this unit, further details on request.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through the joint agents, Emanuel Oliver on 0151 236 6700 or Lambert Smith Hampton 028 9032 7954.
dan@emanueloliver.com

COLWYN BAY

Unit 14 Bay View Shopping Centre

Available by way of a New Lease

Location

Colwyn Bay is a popular seaside resort situated on the North Wales coastline between the towns of Llandudno and Rhyl. The town benefits from good communication links via the A55 coastal road which runs through to the M56 / M53.

The unit is situated in a prime position within the Bay View Shopping Centre which is anchored by **Morrisons**, other retailers include **Costa**, **Holland & Barrett**, **BrightHouse**, **Boots**, **Clarks**, **Home Bargains**, **Argos** and **Poundworld**.

Rent

The property is available by way of a new full repairing and insuring lease at a rental of **£42,500 per annum** exclusive.

Business Rates

Verbal enquiries to Conwy County Borough Council confirm the property is assessed as follows:-

Rateable Value	£37,750
Rates Payable (15/16)	£18,195.50

Interested parties are advised to make their own enquiries on 01492 574000.



Accommodation

Ground Floor	2,396 sq.ft.	222.6 sq.m.
Basement	343sq.ft.	31.9 sq.m.

EPC

A copy of the EPC is available for inspection if required.

Service Charge

There is a service charge payable for this unit, further details on request.

Legal Costs

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Photographs and plans

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Viewing

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dan@emanueloliver.com



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.

COLWYN BAY

Unit 7 Bay View Shopping Centre

Available by way of a New
Lease

Location

Colwyn Bay is a popular seaside resort situated on the North Wales coastline between the towns of Llandudno and Rhyl. The town benefits from good communication links via the A55 coastal road which runs through to the M56 / M53.

The unit is situated in a prime position within the Bay View Shopping Centre which is anchored by **Morrisons**, other retailers include **Costa**, **Holland & Barrett**, **BrightHouse**, **Boots**, **Clarks**, **Home Bargains**, **Argos** and **Poundworld**.

Rent

The property is available by way of a new full repairing and insuring lease at a rental of **£25,000 per annum** exclusive.

Business Rates

Verbal enquiries to Conwy County Borough Council confirm the property is assessed as follows:-

Rateable Value	£19,750
Rates Payable (15/16)	£9,519.50

Interested parties are advised to make their own enquiries on 01492 574000.



Accommodation

Ground Floor	835 sq.ft.	77.6 sq.m.
Basement	250sq.ft.	23.2 sq.m.

EPC

A copy of the EPC is available for inspection if required.

Service Charge

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Legal Costs

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COLWYN BAY

Unit 8 Bay View Shopping Centre

Available by way of a New Lease

Location

Colwyn Bay is a popular seaside resort situated on the North Wales coastline between the towns of Llandudno and Rhyl. The town benefits from good communication links via the A55 coastal road which runs through to the M56 / M53.

The unit is situated in a prime position within the Bay View Shopping Centre which is anchored by **Morrisons**, other retailers include **Costa**, **Holland & Barrett**, **BrightHouse**, **Boots**, **Clarks**, **Home Bargains**, **Argos** and **Poundworld**.

Rent

The property is available by way of a new full repairing and insuring lease at a rental of **£25,000 per annum** exclusive.

Business Rates

Verbal enquiries to Conwy County Borough Council confirm the property is assessed as follows:-

Rateable Value	£20,000
Rates Payable (15/16)	£9,640

Interested parties are advised to make their own enquiries on 01492 574000.



Accommodation

Ground Floor	830 sq.ft.	77.1 sq.m.
Basement	293sq.ft.	27.2 sq.m.

EPC

A copy of the EPC is available for inspection if required.

Service Charge

There is a service charge payable for this unit, further details on request.

Legal Costs

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Photographs and plans

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