



SITUATION

Occupying a prominent trading position on the A457 Conway Road, close to the junctions with Penrhyn Road and Station Road and amongst such multiples as **HSBC, NatWest, Barclays** and many more. In addition, the property is only a short distance from Colwyn Bay Railway Station. Colwyn Bay is a popular Seaside Resort on the North Coast of Wales approximately 30 miles south-west of Liverpool and 35 miles west of Chester.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with **Basement** plus separate rear access to a **Self-Contained Flat** on the first and second floors. There is rear access for unloading and parking.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'1"
Internal Width	14'6"
Built Depth	37'2"

Basement

Area	Approx 515 sq ft
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First & Second Floor Flat

3 Rooms, Kitchen/Diner, Bathroom/WC	
GIA	Approx 855 sq ft

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Vacant Shop & Flat

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts