Lot 11

Unit 2, 6/8 Sea View Road, Colwyn Bay, Clwyd LL29 8DG

***Guide: £100,000+**
Gross Yield 12.5%
6 week completion



SITUATION

Located at the junction with Ivy Street within this pedestrianised shopping location, close to the entrance of the Bayview Shopping Centre, adjacent to **Cash Generator** and amongst such multiples as **Costa**, **British Heart Foundation**, **The Works**, **St Vincent** and **Card Factory**.

In addition, there is a Public Car Park to the rear of the property and Colwyn Bay Train Station (Avanti West Coast and Transport for Wales) is less than 100 yards distant.

Colwyn Bay is a popular seaside resort on the North Coast of Wales approx. 30 miles south-west of Liverpool and 35 miles west of Chester.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with internal access to **First Floor Office/Ancillary Accommodation**.

ACCOMMODATION[1]

Ground Floor Shop		
Gross Frontage		36'0"
Built Depth		42'3"
Area	Approx.	916 sq ft
First Floor Ancillary		
Area	Approx.	742 sq ft
2WCs		
Total Area	**Approx.**	**1,658 sq ft**

[1] Not inspected by Barnett Ross. Areas taken from VOA.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **B. Chouham & G. Singh (Convenience Store/Pet Products)** for a term of 7 years (less 16 days) from 26th October 2026 at a current rent of **£12,480 per annum** exclusive.

Note 1: The Vendor has completed Agreements for the installation of a Royal Mail branded external locker at a rent of £1,100 p.a. and a Yeep! branded external locker at a rent of £900 p.a. One locker will be positioned in the recess in front of the right shop window and the other locker will be positioned in front of the window to the side of the property.
The costs for installation will be paid by each locker provider. The rent for each locker will be paid once each installation has taken place – refer to the legal pack for copies of the Agreements.

Note 2: On completion of the external locker installations, the total rent will increase to £14,480 p.a.

£12,480 p.a. (see Notes 1 & 2)

Vendor's Solicitors
Lanyon Bowdler
Tel: 01952 924 264 Ref: Praveen Chaudhari
Email: praveen.chaudhari@lblaw.co.uk

The Surveyors dealing with this property are **Steven Grossman** and **Rocco Kay**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**


Alldays
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