

# SHOP TO LET

## COLWYN BAY 12/14 ABERGELE ROAD

LL29 7NN

3796 SQ FT

### LOCATION

Colwyn Bay is a popular north east Wales tourist town serviced by the very busy A55 expressway and the A547 coast road on to which this property fronts. The unit occupies a very prominent corner location opposite Station Road, part of the pedestrianised centre and linked with a pelican crossing. Retailers in the immediate vicinity include Peacocks, Spar, WH Smiths, M & Co, and KFC

### DESCRIPTION

The premises available are primarily arranged on ground floor although there is also basement area and further space at first floor if required. Rear loading is provided. The unit provides an open plan trading area with an extensive frontage with the approximate dimensions and areas being as follows;-

Gross Frontage	12.80m	42/6
Return Frontage	5.03m	16/4
Internal Width	12.04m	39/6
Shop Depth	31.04m	101/10
Ground Floor Sales	352.65m <sup>2</sup>	3,796sq ft

**SUBJECT TO CONTRACT**



### TERMS

Available on a new lease on terms and conditions to be discussed. A freehold sale of the whole building may also be considered

### RENT

£24,000pa

### V.A.T

All figures quoted are exclusive of but may be subject to VAT.

### ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate is in the course of being prepared and will be made available to interested parties.

### RATES

Ground floor not yet separately assessed.

### LEGAL COSTS

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

### VIEWING / INSPECTION

Strictly by appointment with the sole retained agents Bolton Birch. Please contact Richard Bolton

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