



Situation

Occupying a prominent trading position on the A457 Conway Road, close to the junction with Grosvenor Road, opposite a **Large Lidl Supermarket**, nearby a **Post Office** and amongst a host of various traders. 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** plus separate front access to a **Self-Contained Flat** on the first and second floors. The property benefits from a rear yard accessed via a walkway.

VAT is NOT applicable to this Lot

Freehold

Tenancies and Accommodation

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'10" Internal Width 16'6" widening at rear to 19'9" Shop Depth 33'8" Built Depth 42'4" WC	R. Jones (Barber Shop)	1 year licence from 4th June 2016 (holding over)	£5,000	IRI plus external paintwork
First & Second Floor Flat	Not Inspected	Individual(s)	999 years from 24th August 2007	Peppercorn	FRI
				Total: £5,000	

£5,000 per annum

The Surveyors dealing with this property are **Jonathan Ross** and **Steven Grossman**

Vendor's Solicitors

Freeths LLP

Tel: 01865 781 063 Ref: Lauren Shaw

Email: lauren.shaw@freeths.co.uk

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page