

Ref: SD 2602

Auction Property - £45,000

Ground Floor Office, 1 Mostyn Road, Colwyn Bay



Ground floor basement and rear garage, extending to some 1000 square feet in total. Leasehold 999-year lease from 7/7/1995.

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Online traditional Auction (Unless Sold or Withdrawn Prior). Proposed online bidding end 18th September 2025- Proposed end time 1:45pm.

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£45,000 PRICE

CALL US 01492 534881

St. Davids Commercial

Commercial House
17 Coed Pella Road
Colwyn Bay
Conwy
LL29 7BA
VAT Reg No. 490 1639 43

Tel: (01492) 534881
Email: anyone@stdavidsproperty.com
Web: www.stdavidsproperty.com

St Davids Property Management Ltd.

Address as Above
Co. Reg. No. 02625193



DESCRIPTION:

A chance to acquire this leasehold commercial property occupying the ground floor and lower ground floor of 1 Mostyn Road, an area that provides a mix use of residential and commercial properties in the town of Colwyn Bay. Comprising Ground and lower ground floors (we understand last use was office space), the property also has the added benefit of off road parking for up to 2 cars, plus single garage to rear. In need of refurbishment, providing the buyer with an opportunity to add their own stamp on the property, and could be suitable for potential re-conversion to residential, reconfiguration etc (subject to obtaining the necessary consents).

DIRECTIONS:

From on the A55 from the Bangor direction, take the B5115 exit to Rhos-on-Sea. Follow Conway Rd/A547 to Mostyn Rd in Colwyn Bay for around half a mile, then turn right onto Brompton Ave/B5115. You will then come up to a roundabout where you will take the 1st exit onto Conway Rd/A547, and in around half a mile turn left onto Mostyn Road. The property will then be seen on your left.

MATERIAL INFORMATION:

Part A material information as required by Trading Standards:

1. Tenure: We are informed at the point of commencement of marketing that the property is; Leasehold

- Current ground rent- £10.00 per annum

Any review period- N/A

- Current service charge information and any review period- N/A

- Length of lease - 999 Years from 1975

2. Council Tax (England, Wales & Scotland)

- Council Tax Band/Business Rates 2025: TBC

3. Price Guide:

The guide prices are the parameters which we believe the lot may achieve, although by the very nature of entries the actual sale prices may be higher or lower depending upon demand and popularity of the lot at the actual auction. Guide prices are published in good faith and may change at any time during the marketing campaign.

Material Information Part B

1. Physical characteristics of the property:

a) Property type: Terraced Commercial Property (lower ground floors)

b) Construction type: As auctioneers or marketing agents we or the joint agents do not undertake a survey. We are

not qualified to specify exact construction of buildings, however we may provide an assumption/comment if we are informed or believe the property not to be standard construction for its type and area. Bidders should ensure they verify for themselves the construction prior to bidding and a commitment to purchase.

(Some examples of different construction types include prefabricated buildings and non-traditional building methods such as wattle and daub, cob, pre-cast and cast in situ concrete, and timber or metal frame construction).

c) Number and type of rooms

We understand the accommodation comprises:

Ground Floor- Entrance, Office Room One, Office Room Two, Hall, WC, Further Two Rooms

Lower Ground Floor- Hall, Two Store Rooms

Outside- Drive, Garage

2. Utilities:

- Source/s of heating (including if applicable on some lots any communal heating facilities): Mains Gas
- Primary source of electricity supply Mains Electricity
- Primary source of water supply Mains Water
- Primary arrangement for sewerage Mains Drainage

Viewing 01248 75 39 39 - Please phone us to make an appointment.

We are open from 9am to 5pm Monday to Friday, and 9am to 4pm Saturdays.

Please Note- Any interested bidders MUST refer to our auction terms of sale available on the online listing at: www.allwalesauction.com

Some Helpful Guidelines:

Pre-Auction Offers – Not all lots offered will consider pre auction offers.

Offers must be submitted to us in writing and will only be considered if the lot has been viewed and the legal documentation inspected. Pre-auction bids are on the basis of an immediate exchange of auction contracts upon acceptance by the seller, with the buyer providing a full 10% deposit AND the administration fee. Any offer will be assumed to be your best and final offer and we cannot guarantee that you will be invited to increase your bid in the event of an alternative, satisfactory offer being received prior to exchange. Our clients have agreed that only pre-auction offers SUBSTANTIALLY above the top guide price figure will be submitted for their consideration.

Local Authority: Conwy Council

Legal Packs: To register for legal packs please visit the View Lots and Register section of our website www.tppuk.com/live-auction

General Information - Prior to making an appointment to view, we strongly recommend that you discuss any particular points which may be likely to affect your interest in the property with a member of staff in order that you do not make a wasted journey.

Note to customers: All Wales Auction is auction department trading name of Williams & Goodwin The Property People Ltd.

GUIDE PRICE: £45,000.00

St David's Commercial has not tested any fixtures and fittings and cannot therefore guarantee they are in working order. Your home is at risk if you fail to keep up repayments on a loan or mortgage secured upon it. MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). St Davids Commercial 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 representations 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 the correctness of each of the statements contained in these particulars. JULY 2024. Subject to contract. Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors.

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