

Ref: SD 2691

Option to Buy or Lease - £75,000

60 Abergele Road, Colwyn Bay



**Lock-Up Grade II Listed shop unit with roller shutters.
Retail A1 use, present use is hair, beauty, skincare, massage and aesthetics area.**

GUIDE PRICE
£75,000 LEASEHOLD

CALL US 01492 534881

St. Davids Commercial
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St Davids Property Management Ltd.
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Ground Floor

According to the VOA website, total 86.24m² (939 square feet) with w.c.

Shop frontage 20'4"

Narrowing to 18'1" at rear.

6.2m narrowing to 5.5m.

Depth 23'5" ,7.08m

Rear treatment room 9'6" x 8'

Stores / kitchen 8' x 8'.

Indoors Modern toilet with wash basin.

The entire unit has had considerable professional upgrading within the past 5 years.

OPTION 1: LEASEHOLD £75,000.00

999 years lease from 2001 so 975 years left.

Peppercorn ground rent.

1/4 of external repair costs only.

OR

OPTION 2: NEW LEASE AT A RENTAL OF
£7,500.00 PER ANNUM

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. April 2025. 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.

GUIDE PRICE

£75,000 LEASEHOLD