

DEVELOPMENT – FOR SALE

3-8 BAY VIEW ROAD
COLWYN BAY
CONWY
LL29 8DW



REGULATED
BY RICS

ESTATE OFFICE

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DESCRIPTION

The property comprises two detached four-storey commercial properties together with a storage building contained within a site of 1782 sq metres (2131 sq yds) (0.44 acre).

The site offers potential for total re-development for a new build mixed use scheme or a conversion of the existing buildings subject to obtaining appropriate planning consents.

LOCATION

The property occupies a prominent location in the town centre opposite the Bay View Shopping Centre and within five minutes walking distance of the main shopping and business areas and the railway station.

The A55 is accessible in both directions at Junction 17 within two minutes driving distance.

ACCOMMODATION3 – 6 BAY VIEW ROAD

GROUND FLOOR

Showroom
100.80 sq m (1084 sq ft)

Office
39.80 sq m (428 sq ft)

Storage
142.50 sq m (1533 sq ft)

FIRST FLOOR

Office
80.50 sq m (866 sq ft)

SECOND FLOOR

Storage
37.90 sq m (407 sq ft)

BASEMENT

Storage
243.90 sq m (2624 sq ft)

7 BAY VIEW ROAD

GROUND FLOOR

Office
56.90 sq m (612 sq ft)

FIRST FLOOR

Storage
53.70 sq m (577 sq ft)

SECOND FLOOR

Storage
50.60 sq m (544 sq ft)

THIRD FLOOR

Storage
31.10 sq m (334 sq ft)

BASEMENT

Storage
60.70 sq m (653 sq ft)

8 BAY VIEW ROAD

GROUND FLOOR

Retail Area
28.88 sq m (310 sq ft)

Office
26.80 sq m (288 sq ft)

FIRST FLOOR

Storage
42.52 sq m (457 sq ft)

SECOND FLOOR

Storage
42.52 sq m (457 sq ft)

THIRD FLOOR

Storage
28.12 sq m (302 sq ft)

BASEMENT

Storage

61.11 sq m (657 sq ft)

FREE STANDING STORE

125.00 sq m (1345 sq ft)

RATEABLE VALUE (2010 LIST)

3 – 6 Bay View Road - £11,250

7 Bay View Road - £4,700

8 Bay View Road - £4,050

Conditions under which Particulars are issued: Richard Baddeley & Company for themselves and the Lessors or Vendors of this property, whose agents they are, give 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 give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars.

Subject to Contract

EPC

An Energy Performance Certificate is in the course of preparation and will be made available to interested parties.

VAT

The price is exclusive of, but may be liable to VAT.

PLANNING

The premises are currently occupied as offices and retail trade counter use with land for parking or extension subject to planning consent. The adjoining properties are mixed use commercial and residential.

TERMS

The whole property is available freehold at offers in excess of £800,000. Consideration will be given for sales of part of the holding on terms to be agreed.

VIEWING

By arrangement with the agents

Richard Baddeley & Company 01492 580680