

# Madison Commercial

Commercial Property Consultants

## FOR SALE

MIXED-USE INVESTMENT PROPERTY

54/60 CONWAY ROAD, COLWYN BAY LL29 7LD

1,840 ft2 (171 m2)



**Situation:**

Situated less than a 5 minute walk from Colwyn Bay town centre, fronting the busy A547 Conway Road, close to the junction with Wynnstay Road. Traders within the parade include RH Hughes Insurance, Scissorz Hair Salon and Magic Curtains, whilst other nearby occupiers include Conwy County Borough Council, Spillane & Co and Commodore Business Centre.

**Tel: 0161 877 1660**

**Description:**

3-storey mid-terraced property of brick construction beneath a pitched slate covered roof. As currently configured, the property comprises a mainly open-plan ground floor retail unit with ancillary basement storage, benefiting from near full-height display frontage to Conway Road. The ground floor could be divided up to provide 2 separate units, if required.

The upper floors are served by a separate entrance off Conway Road and comprise a self-contained office suite, former staffroom and WC facilities, whilst the second floor provides a large apartment. The first floor could be reconfigured as residential accommodation (subject to planning approval).

The basement, ground and first floors are offered with vacant possession. The 2nd floor flat is let by way of an AST at £575 pcm.

**Terms:**

Available freehold at offers in the region of £225,000, subject to contract.

**Rates:**

We are advised that the retail premises have a Rateable Value of £9,000 within the 2023 Valuation List, producing payable rates of £4,491 pa for 2023/2024. The first floor offices are assessed at £4,050 (payable £2,021), whilst the second floor flat is listed within Band A for Council Tax purposes. Interested parties are advised to verify all figures with Conwy County Borough Council.

Total Floor Area	1,840 ft2 (171 m2)
Rates	GBP 7,821 p/a
Price	GBP 225,000
Basement	230 sq ft
Gd Floor	900 sq ft
1st Floor	710 sq ft
2nd Floor	Self-contained flat

**Viewing:**

By appointment with Madison Commercial on 0161-877-1660. Email martin@madisoncommercial.co.uk

**Property Misdescription Act 1991 / Misrepresentation Act 1967.**

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