

19 Station Road Colwyn Bay, Clwyd LL29 8BP

lot 33

Freehold Retail Opportunity

- Entirely let to Grabal Alok (UK) Limited (1) t/a QS Clothing
- Prime pedestrianised town centre location
- Asset Management Opportunities
- Nearby occupiers include WH Smith, Betfred, New Look and Boots the Chemist
- VAT free investment

Rent
Peppercorn

On behalf of Receivers

CBRE

Location

Miles: 50 miles west of Liverpool
185 miles north of Cardiff
Roads: A55, A470
Rail: Colwyn Bay
Air: Liverpool John Lennon Airport

Situation

The property is situated in the town's prime pedestrianised retail thoroughfare and benefits from nearby occupiers include New Look, WH Smith, Boots the Chemist and Peacocks. The property also benefits from its close proximity to Bay View Centre which houses tenants including Iceland, Morrisons and Costa.

Description

The property, an attractive mid terrace three storey building, comprises a ground floor retail unit with ancillary accommodation at first and second floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	210 sq m (2,258 sq ft)	GRABAL ALOK (UK) LIMITED (1) (t/a QS Clothing)	3 years from 31/12/2014 (2)	Peppercorn	31/12/2017
First	Ancillary	164 sq m (1,758 sq ft)				
Second	Ancillary	109 sq m (1,184 sq ft)				
Totals		482 sq m (5,200 sq ft)			Peppercorn	

- (1) Store Twenty One evolved from a manufacturing business established in London in 1932, supplying clothing to the West End and in particular, Marks & Spencer stores. In 1987 the stores then re-branded to QS in March 1990 with 65 stores, the Company floated on the London Stock Exchange. In 2007, the Company was purchased by Grabal Alok, an Indian-based textile company and the following two years saw significant restructuring of the business and the evolution of the business into Store Twenty One as we know it today. Store Twenty One today has over 200 stores. (Source: www.storetwentyone.co.uk)
- (2) The lease provides for a rolling mutual option to determine on providing 8 weeks' prior written notice.

For further details please contact:

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