

9 Penrhyn Road,
Colwyn Bay, Conwy LL29 8LW
Freehold Retail Investment

Lot 38

£11,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail	79.8 sq m	(859 sq ft)	FUNERAL	10 years from 26/04/2017	£11,000	2022 (2)
Basement	Ancillary	18.3 sq m	(197 sq ft)	SERVICES	(2) on a full repairing and		
First	Ancillary	43.0 sq m	(463 sq m)	LIMITED	insuring lease subject to a		
Second	Ancillary	45.4 sq m	(489 sq ft)	t/a Co-op	schedule of condition (3)		
				Colwyn Bay			
				Funeralcare (1)			
Totals		186.5 sq m	(2,008 sq ft)			£11,000	

- (1) Funeral Services Limited (30808) is a registered society under the Co-op and Community Benefit Societies Act 2014 whose registered office is at 1 Angel Square, Manchester, M60 0AG. VAT registered 403 3146 04. The Co-operative Funeralcare is a trading name of Funeral Services Limited, part of The Co-operative Group (Source: www.co-operativefuneralcare.co.uk).
- (2) Tenant's option to break in 2020 and 2022 upon 6 months' prior notice.
- (3) Tenant has an option for a new lease for a term of 10 years beginning 26th April 2027. This option can be exercised at any time up to and including 25th January 2027.

Key Details

- Town centre location
- Let to Funeral Services Ltd part of The Co-operative Group (1)
- Lease expires 2027 (2) (3)
- VAT-free investment

On behalf of  Mapeley

Location

Miles: 36 miles west of Chester
76 miles west of Manchester
26 miles north-east of Caernarfon

Roads: A470, A547, A55

Rail: Colwyn Bay Railway Station

Air: Liverpool John Lennon Airport

Situation

Colwyn Bay is a popular seaside town on the north Wales coast, 36 miles west of Chester and 26 miles north-east of Caernarfon. The property is located in the town centre on Penrhyn Road, close to its junction with Princess Drive. Colwyn Bay Railway Station is located 200 metres to the east. Nearby occupiers include Halifax, Nationwide and Santander amongst a number of local traders.

Description

The property comprises a ground floor shop will ancillary accommodation above.

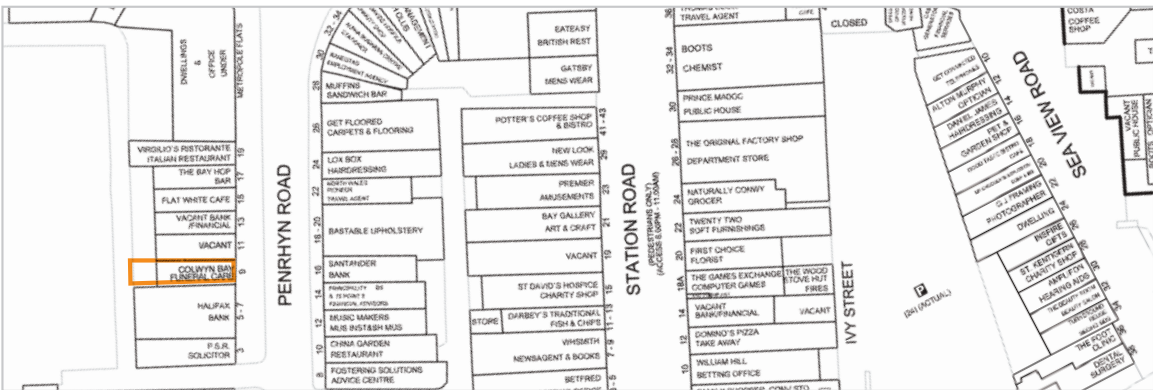
Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion



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