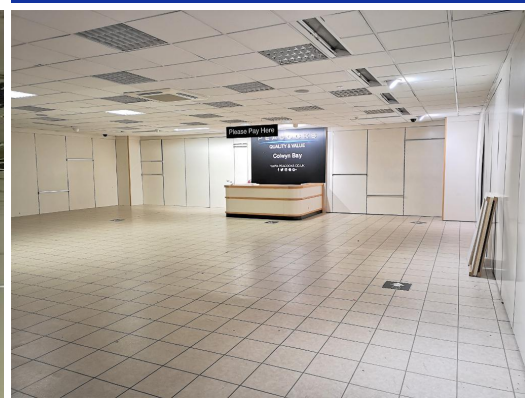
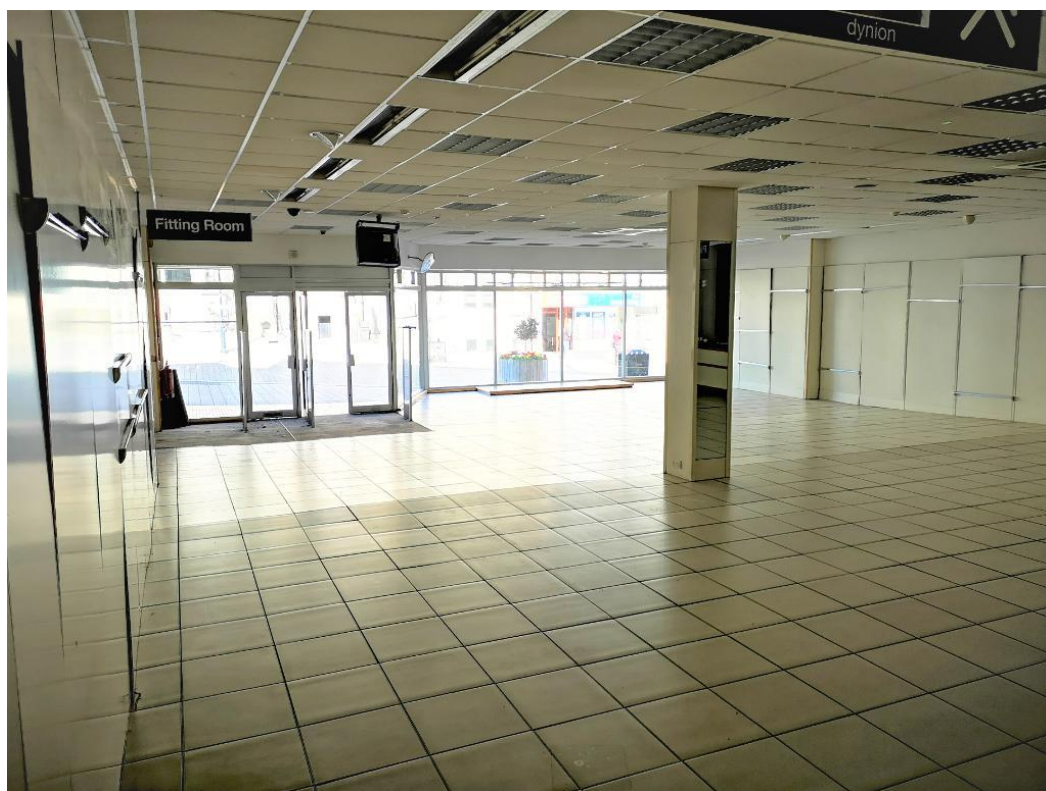




Est :1964

Commercial Premises

£3,000<sub>PCM</sub>



## Station Road Colwyn Bay, LL29 8BU

The property is available by way of a new full repairing and insuring lease at a rental to be discussed on application.

A rare opportunity to acquire a large retail unit in a town centre location Colwyn Bay is a popular seaside resort situated on the North Wales coastline between the towns of Llandudno and Rhyl. The town benefits from good communication links via the A55 coastal road which runs through to the M56 / M53.

In short the property consist of large retail space on the ground floor with fitting rooms, a basement offering plenty of storage and the first floor offering office space / storage.

The unit is situated in a prime position within the town centre location adjacent to the car park. The centre is anchored by other retail shops around the historic walk ways of Colwyn Bay.

The property is available by way of a new full repairing and insuring lease at a rental to be discussed on application.

Call Wynne Davies on 01492 545665 to arrange a viewing.



Arlenn Treysyddig  
Licensed Agent

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## Key Features

TOWN CENTRE LOCATION

PROMINANT POSITION

7936 Sq Ft OF SPACE

AVAILABLE NOW

LEASE TO BE ASSIGNED

QUALITY AND MODERN SPACE

EASY ACCESS TO THE A55

OPEN PLAN WITH FITTING  
ROOMS

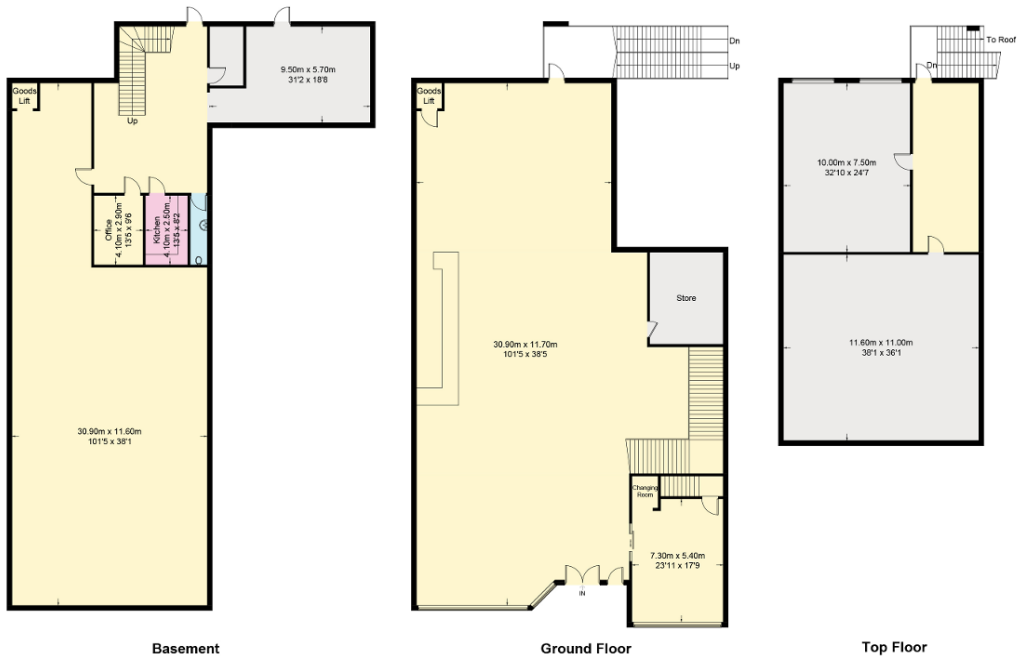
# Floorplan

## Peacocks Stores Ltd, LL29 8BU

Approximate Gross Internal Area = 737.3 sq m / 7936 sq ft

Basement = 429.6 sq m / 4624 sq ft

Total = 1166.9 sq m / 12560 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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