

Ref: SD 2449

## **Concession - £10,000**

**Headland 3, Colwyn Bay Promenade, Colwyn Bay**



**Our clients Conwy County Borough Council are looking for a new tenant to take over the concession known as Horizon Shine, the permitted use is a concession.**

**Viewing by appointment only with St Davids Commercial. No walk-ins please. No more viewings are being taken now**

**MINIMUM TENDER OFFER  
£10,000 PER ANNUM**

**CALL US 01492 534881**

**St. Davids Commercial**  
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17 Coed Pella Road  
Colwyn Bay  
Conwy  
LL29 7BA  
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Web: [www.stdavidsproperty.com](http://www.stdavidsproperty.com)

**St Davids Property Management Ltd.**  
Address as Above  
Co. Reg. No. 02625193

## ACCOMMODATION

See picture of plan, extends to some 38m<sup>2</sup> circa 413 square feet including storage area.

Disabled w/cs, ladies and gents w.c facilities and servicing area next to outside area are looked after by Conwy County Borough Council. Outside area, spaces for 5 tables of 8.

Direct beach access via steps. Disabled parking bays adjoining cycle path adjacent. Pier is close by.

The advert and application form in Welsh are available and can be provided on request.

## **EXPRESSIONS OF INTEREST ARE INVITED**

- No premium (previous leaseholders' equipment is available by negotiation but not through St Davids Commercial or Conwy County Borough Council.
- Maximum term of 5 years with a 3-year rent review with a commencing rental of £10,000 per annum or above. The lease is contracted out of The Landlord and Tenant act 1954 which means there is no right to renew. However, the agreement is assignable with Conwy County Borough Council consent. Not to be unreasonable withheld.
- Rent payable quarterly in advance.
- All rates and utilities are tenant responsibilities.
- Completion date 27th June 2023.
- Owing to level of interest expected all parties will have to make an application to St Davids Commercial by 27th March 2023.
- All decisions lie with the local authority, all applicants will be evaluated on quality as well as their tendered offer.

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## **VIEWING BY APPOINTMENT WITH ST DAVIDS COMMERCIAL ONLY**

St David's Commercial has not tested any fixtures and fittings and cannot therefore guarantee they are in working order. Your home is at risk if you fail to keep up repayments on a loan or mortgage secured upon it.

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). St Davids Commercial for themselves and the Vendors/Lessors of this property whose Agents they are given 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 make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. February 2023. Subject to contract

**MINIMUM TENDER OFFER**

**£10,000 PER ANNUM**