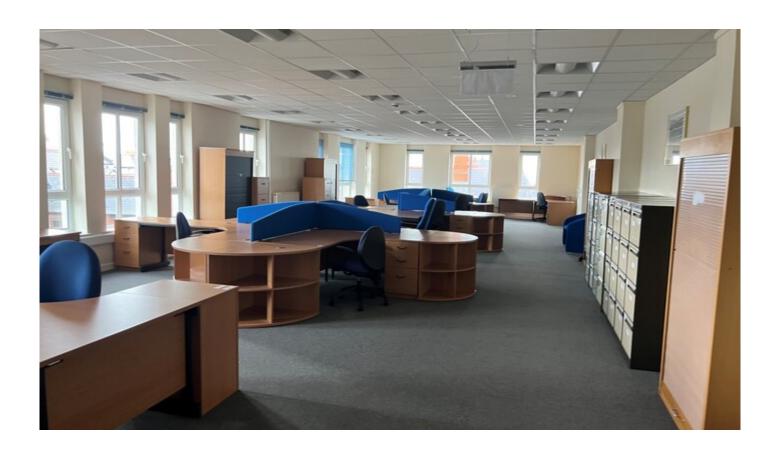


Ref: SD 2465

Investment/Owner Occupier Opportunity - £665,000

3/5 Conwy Road, Colwyn Bay and 1/3/5 Woodlands Road West, Colwyn Bay



FOR SALE

 $r\n$

3/5 CONWY ROAD, COLWYN BAY

\r\n

AND

\r\n

1/3/5 WOODLANDS ROAD WEST, COLWYN BAY

 $r\n$

INVESTMENT/OWNER OCCUPIER OPPORTUNITY

 $r\n$

Part let retail units, part vacant office with substantial car park.

 $r\n$

Prime town centrenlocation.

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PREMIUM £665,000 GUIDE PRICE

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GROUND FLOOR 3/5 CONWY ROAD, COLWYN BAY Extending to some 89.4m2 (973 square feet) Let at £11,000 per annum

1 WOODLANDS ROAD WEST, COLWYN BAY Vacant shop extending to circa 450 Square Feet.

3 WOODLANDS ROAD WEST, COLWYN BAY Vacant shop extending to Circa 533 Square Feet.

5 WOODLANDS ROAD WEST, COLWYN BAY Quality first and second floor offices Extending to some 4366 square feet

First Floor – Offices, open plan, kitchen, ladies/gents w.c. facilities and shower room Mezzanine kitchen

Second Floor – Open plan offices, kitchen, 2 offices

Substantial car park (potential redevelopment site)

GUIDE PRICE £665,000.00

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