

Ref: SD 2672

Online Auction Price Guide - £45,000

27 Coed Coch Road, Old Colwyn



Online Public Auction (unless sold or withdrawn prior).
27 Coed Coch Road, Old Colwyn, Colwyn Bay, Conwy, LL29 9UR
Online auction Price Guide: £45,000 to £55,000 PHONE 01248 75 39 39 (plus costs)

GUIDE PRICE
£45,000 GUIDE PRICE

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The property is set within 0.25 mile or so of the main road leading through Old Colwyn and within 1 mile or so of the A55 expressway. The entrance is an alley between the neighbouring house and garage to either side, leading to the entrance door, with the building for sale forming an L shape having an upper floor to part. The property extends to circa 120m2 and comprises L shaped storage/entrance area, with WC off and a concrete staircase to first floor. There are also side store areas opening through from either side to the larger store room to rear and small storage cupboard. On the First Floor there is an additional Room /store and two office areas.

- Commercial Property
- Located in a Residential Area of Colwyn Bay
- Variety of Uses (subject to obtaining necessary consents)
- Council Tax Band: N/A : Rateable Value: TBC / EPC: G
- Online Auction 15 May 2025 unless sold or withdrawn prior

DIRECTIONS:

Located on Coed Coch Road in Colwyn Bay. From the A55, continue through Colwyn Bay towards Old Colwyn district and at the far end of the village turn right into Coed Coch Road just before the Aldi supermarket. Follow the road up and you will see the property on the right at number 27.

MATERIAL INFORMATION:

Part A material information as required by Trading Standards:

1. Tenure: We are informed at the point of commencement of marketing that the property is Freehold.

Please verify by checking the legal pack when ready and prior to bidding to purchase.

2. Council Tax (England, Wales & Scotland)

- Council Tax Band/Business Rates TBC

3. Price Guide: £45,000 to £55,000

GREAT CARE IS NEEDED WHEN VIEWING THIS PROPERTY. AS SOME OF THE FLOORBOARDS ARE UPSAFE.

The guide prices are the parameters which we believe the lot may achieve, although by the very nature of entries the actual sale prices may be higher or lower depending upon demand and popularity of the lot at the actual auction. Guide prices are published in good faith and may change at any time during the marketing campaign.

Material Information Part B

1. Physical characteristics of the property:

a) Property type: Terraced Commercial Property

b) Construction type: As auctioneers or marketing agents we or the joint agents do not undertake a survey. We are not qualified to specify exact construction of buildings, however we may provide an assumption/comment if we are informed or believe the property not to be standard construction for its type and area. Bidders should ensure they verify for themselves the construction prior to bidding and a commitment to purchase.

(Some examples of different construction types include prefabricated buildings and

non-traditional building methods such as wattle and daub, cob, pre-cast and cast in situ concrete, and timber or metal frame construction).

c) Number and type of rooms

We understand the accommodation comprises:

L shaped storage/entrance area with WC off and a concrete staircase to first floor.

Side store areas opening through from either side to the larger store room to rear and small storage cupboard.

On the First Floor there is an additional Room /store and two office areas

2. Utilities:

You need to include the following information and whether it's currently connected or not:

- Source/s of heating (including if applicable on some lots any communal heating facilities): TBC
- Primary source of electricity supply Mains Electricity connected
- Primary source of water supply Mains Water connected
- Primary arrangement for sewerage Mains Drainage connected
- Predicted Broadband connection (provided by third party software) None

Viewing 01248 75 39 39 - Please phone us to make an appointment.

We are open from 9am to 5pm Monday to Friday, and 9am to 4pm Saturdays.

Please Note - Any interested bidders MUST refer to our auction terms of sale available on the online listing at: www.allwalesauction.com

Some helpful Guidelines:

Pre-Auction Offers – Not all lots offered will consider pre auction offers.

Offers must be submitted to us in writing and will only be considered if the lot has been viewed and the legal documentation inspected.

Pre-auction bids are on the basis of an immediate exchange of auction contracts upon acceptance by the seller, with the buyer providing

a full 10% deposit AND the administration fee. Any offer will be assumed to be your best and final offer and we cannot guarantee that

you will be invited to increase your bid in the event of an alternative, satisfactory offer being received prior to exchange. Our clients

have agreed that only pre-auction offers SUBSTANTIALLY above the top guide price figure will be submitted for their consideration.

Local Authority: Conwy Council

Legal Packs: To register for legal packs please visit the View Lots and Register section of our website www.tppuk.com/live-auction

General Information - Prior to making an appointment to view, we strongly recommend that you discuss any particular points which may be likely to affect your interest in the property with a member of staff in order that you do not make a wasted journey.

North Wales Office

01248 75 39 39

northwales@allwalesauction.com

Note to customers:

All Wales Auction is auction department trading name of Williams & Goodwin The Property People Ltd.

Important Notice - YOU MUST REFER TO THE TERMS AND CONDITIONS

Williams & Goodwin The Property People/All Wales Auction and their clients give notice that

these particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract to the purchaser or any third party, and must not be relied upon as statements or representations of fact. Purchasers must rely on their own enquiries by inspection or otherwise on all matters including planning or other consents. Any areas, floor plans, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive or current; no assumption should be made that any contents shown are included in the sale nor parts of the property that have not been photographed. We have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

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. April 2025. Subject to contract.

GUIDE PRICE

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