



**St. Davids
Commercial**

FOR SALE

Ref: SD 2694

Substantial Mixed Retail, Office and Residential Portfolio - £1,250,000

3/5/7 Princes Drive and 28/30/32/34 Penrhyn Road, Colwyn Bay



**In the same ownership for over 40 years. First time on the market, Grade II Listed.
Real opportunity for professional investor to improve rentals.**

PRICE
£1,250,000 PRICE

CALL US 01492 534881

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PRESENT TENANTS

PRINCES DRIVE

- 3 Princes Drive, LL29 8LA - Quantam Electronics 88m² (958 square feet)
£6,000.00 per annum plus insurance of £500.00. EPC Rated C expiring 19/5/2035.
- 5 Princes Drive, - Beauty School 85m² (925 square feet)
£6,000.00 per annum plus insurance of £500.00. EPC Rated B expiring 19/5/2035.
- 7 Princes Drive, - Strong Her Studio £7,500.00 per annum.

Above 3/5 Princes Drive – 173m² (1883 square feet) EPC Rating C expiring 19/5/2035.

Above 5 and 7 Princes Drive is vacant. Potential for 4 apartments similar to what was done on another side, could produce £20,000.00.

PENRHYN ROAD

- 34 Penrhyn Road, LL29 8LG - Entertainment 12 71m² (764.238 square feet)
£8,000.00 per annum plus insurance of £600.00. EPC Rating C expiring 19/5/2035
- 32 Penrhyn Road, - Alpha Business Centre 85m² (925 square feet)
£8,100.00 per annum. EPC Rating C expiring 19/5/2035.
- 30 Penrhyn Road, - Colwyn Bay Pier Trust 130m² (1399.31 square feet)
£7,500.00 per annum EPC Rating C expiring 19/5/2035.
- 28 Penrhyn Road - Millies Sandwich Bar
94m² (1011.81 square feet)
£6,000.00 per annum plus insurance. EPC Rating C expiring 19/5/2035.

Total income of £49,100.00 plus insurance of £2,100.00 = £51,200.00.

APARTMENTS – All let considerably lower than the market rents.

Flats above 5 Princes Drive

- Flat 1 (Maisonette) - Circa 132m² (1437 square feet)
EPC Rating E expiring 23/4/2035.
Rental £450.00 per month = Total £5,400.00 per annum.
- Flat 2 (Maisonette) - Circa 158m² (1720 square feet)
EPC Rating E expiring 23/4/2035.
Rental £480.00 per month = £5,760.00 per annum.

Flats at Penrhyn Building

- Flat 1 Penrhyn Road - 62m² (675 square feet) EPC Rating E expires 20/2/2035
Vacant but could be let at £6,600.00 per annum.
 - Flat 2 Penrhyn Road - 44m² (479 square feet) EPC Rating C expires 25/6/2033
£495.00 per month = £5,940.00 per annum.
 - Flat 3 Penrhyn Road - 142m² (1546 square feet) EPC Rating E expires 23/4/2035
Let at £475.00 per month = £5,700.00 per annum.
 - Flat 4 Penryn Road - 139m² (1513.71 square feet) EPC Rating E expires 26/2/2035
Vacant but could be let at £6,600.00 per annum.
 - Flat 5 Penrhyn Road - 63m² (686 square feet) EPC Rating D expires 18/10/2028
Let at £375.00 per month = £4,740.00 per annum.
 - Flat 6 Penrhyn Road - 52m² (566 square feet) EPC Rating D expires 23/4/2035
Let at £304.00 per month = £3,648.00 per annum.
- Present income £80,288.00 but when the two vacant flats are let £93,488.00. However, more realistic rentals for apartments probable income of £121,000.00.

VIEWING STRICTLY BY APPOINTMENT ONLY.

FULL DETAILS OF LEASES WILL BE PROVIDED ONLY AFTER VIEWINGS.

PRICE £1,250,000.00

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 2nd July 2025. Subject to contract. Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors.

PRICE

£1,250,000 PRICE