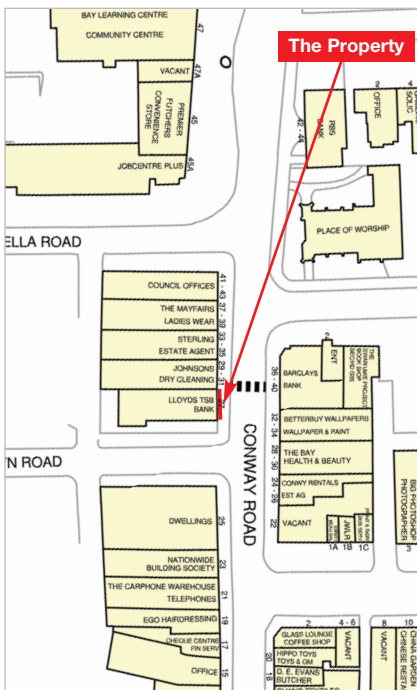


Colwyn Bay

27 Conway Road
Clwyd
LL29 7AH

- **Attractive Freehold Bank Investment**
- Entirely let to Lloyds TSB Bank plc on a lease expiring 2022
- Includes bank and ancillary offices with a self-contained flat
- Attractive building in a prominent corner location
- Rent Review in 2017
- No VAT applicable
- Total Current Rents Reserved
£16,000 pa



Tenure

Freehold.

Location

Colwyn Bay is a popular resort town on the North Wales coast, close to Llandudno, with a total catchment population within 15 minutes' drive time of 89,295. The population significantly increases in the summer months with a large influx of tourists to Llandudno and Colwyn Bay. The A55 dual carriageway (Bangor to Chester) offers excellent access along the coast and to the M56 motorway. The town is well located with Chester (36 miles) and Manchester (76 miles) to the east of the town. Colwyn Bay also benefits from frequent Rail services to Chester, Manchester and Holyhead.

The property is situated in a prominent corner location fronting onto Conway Road at its junction with Llewelyn Road and in close proximity to the pedestrianised Station Road, the town's principal trading thoroughfare. Occupiers close by include Barclays Bank, Santander, Nationwide and Carphone Warehouse.

Description

The property is arranged on ground and three upper floors to provide a large banking hall with ancillary storage together with offices on the first and second floors and a self-contained flat on the third floor. The flat is accessed via an external staircase at the rear where there are two car spaces.

The property provides the following accommodation and dimensions:

Gross Frontage	7.50 m	(24' 7")
Net Frontage	6.35 m	(20' 10")
Built Depth	23.75 m	(77' 11")

Ground Floor	102.00 sq m	(1,098 sq ft)
First Floor	57.20 sq m	(616 sq ft)
Second Floor	66.20 sq m	(713 sq ft)
Third Floor – Flat		
Total	225.40 sq m	(2,427 sq ft)

Tenancy

The entire property is at present let to LLOYDS TSB BANK PLC for a term of 10 years from 23rd March 2012 at a current rent of £16,000 per annum, exclusive of rates. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

Tenant Information

Lloyds TSB Bank plc is ultimately owned by Lloyds Banking Group plc who operate from more than 3,000 branches across the UK. Website Address: www.lloydstsb.com

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Viewings

To be held on Thursday 29th November by appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day. Please e-mail your viewing request with full contact details to viewings@allsop.co.uk. In the subject box of your e-mail, please ensure that you enter **Lot 50 Colwyn Bay**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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