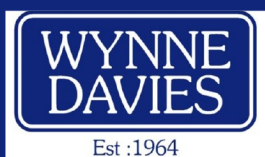




Leisure (EPC Rating: B)

373 ABERGELE ROAD, OLD COLWYN,  
COLWYN BAY, LL29 9PL

£650 Per month



# Leisure located in Colwyn Bay

Nestled on Abergele Road in the charming area of Old Colwyn, this property presents an excellent investment opportunity for those looking to enter the rental market. The location is ideal, offering easy access to local amenities, schools, and the stunning coastline of Colwyn Bay, making it an attractive choice for potential tenants.

This property is available for let, with new lease terms designed to accommodate the needs of the incoming tenant. The flexible leasing options ensure that both the landlord and tenant can find a mutually beneficial arrangement, promoting a harmonious rental experience.

Old Colwyn is known for its friendly community atmosphere and picturesque surroundings, providing a perfect backdrop for those seeking a comfortable living environment. With its proximity to transport links, residents will enjoy convenient access to nearby towns and cities, enhancing the appeal of this property.

Investing in this rental property not only offers the potential for a steady income but also places you in a desirable location that is sure to attract a variety of tenants. Whether you are an experienced landlord or new to property investment, this opportunity on Abergele Road is not to be missed.

## Customer Reception Area

7'7" x 11'8"

Front reception area with Desk, phone sockets , electric sockets painted white

## Room 1/ office 1

8'5" x 7'6"

Painted white , tiled floor electric sockets and lighting

## Room 2 / Office 2

9'10" x 8'10"

Painted white, tiled floor with wall mounted electric sockets and lighting

## Room3 / Office 3

8'10"x 5'9"

Walls painted white, laminated floor, gas heated radiator electric sockets and lighting

## Room 4 / Office 4

6'6",78'8" x 5'10"

Double glazed windows, tiled floor, walls painted white electric sockets and lighting

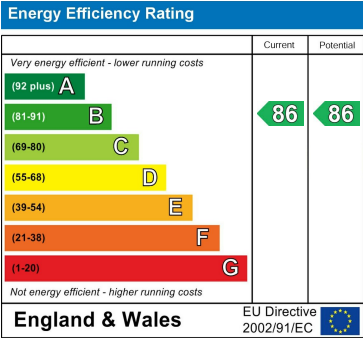
## Room 5/ Office 5

5'8"x 8'9"

Double glazed window, wooden flooring, walls painted white, extractor fan, electric sockets and lighting



Subject to Business Rates



Call us on  
**01492545665**  
[lettings@wynnedavies.co.uk](mailto:lettings@wynnedavies.co.uk)  
[www.wynnedaviesestateagents.co.uk](http://www.wynnedaviesestateagents.co.uk)

Energy Performance Graph

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

