Commercial (E)(C Rating)

# GROUND FLOOR SHOP, 154 CONWAY ROAD, COLWYN BAY, LL29 7LR

## £650PCM- commercial retail space

~~£650~~ Per month

## main retail space
22'6" x 16'4"
large spacious retail space already well equipped to be a hairdressers or a beauty salon, with a large window allowing beams of natural light through. wooden floor and neutral walls

## back room
8'4" x 7'3"
a relatively spacious space for storage, with neutral walls and wooden floors

Nestled in the heart of Colwyn Bay, this charming ground floor shop on Conway Road presents a
the desirable West End, the property benefits from its proximity to a variety of amenities, making
The shop boasts a welcoming façade that invites passers-by, ensuring excellent visibility and foot
can be advantageous for any business. With a range of shops, cafes, and services nearby, this locat

Colwyn Bay itself is a picturesque coastal town, offering stunning views and a rich array of recrea
and visitors alike. This property is perfectly positioned to take advantage of the town's growing po
In summary, this ground floor shop on Conway Road is a fantastic opportunity for anyone lookin
amenities, it is well-suited for a variety of business ventures. Don't miss the chance to make this p

The council tax is not applicable as it is under the Conwy business rates

## toilet 1.61 x 1.09
WC, and sink, with neutral walls and tiled floor

## bathroom
8'11" x 7'10"
white tiled walll, and tiled floors very spacious and suitable for any use

## kitchen area
12'2" x 3'5"
small kitchenette, with a sink, allows storage, with tiled floors and neutral walls

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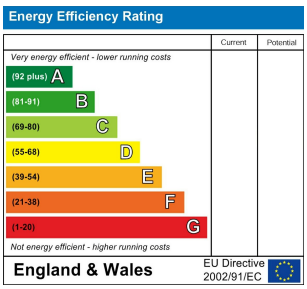
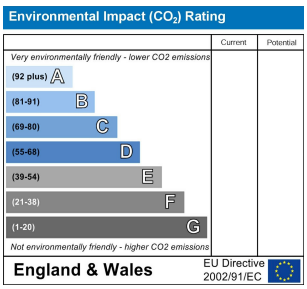
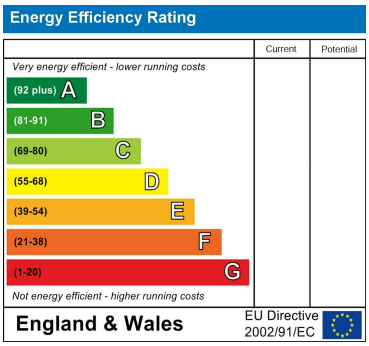


Council Tax Band

A

Energy Performance Graph

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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.