



73-75 Foyd Road, Kinmel Bay, LL18 5BB

Guide Price £225,000

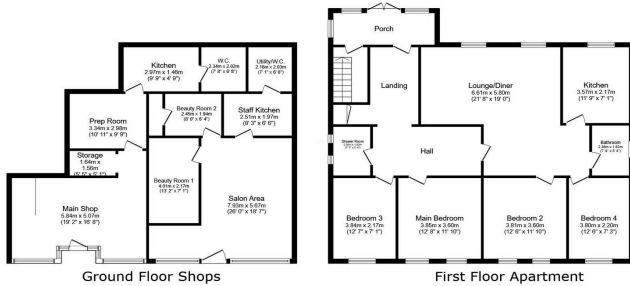
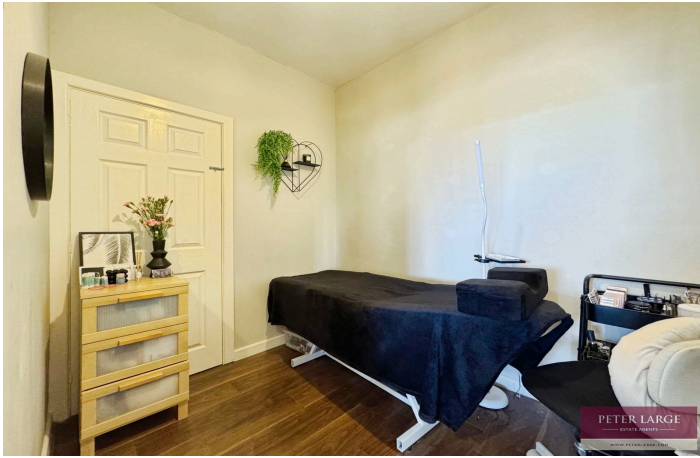
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This detached commercial property resides in the popular seaside town of Kinmel Bay, positioned within "The Square" in a central trading location with strong pedestrian footfall. The premises comprise of two trading ground floor commercial units with a tenanted four-bedroom apartment above, with the benefit of a double garage and garden to the rear which serves the flat. The two shops are currently occupied as a sandwich shop and a hairdressing salon, with a combined rateable value of £12,700 (as advised). Access to the upper residential accommodation is provided from the rear of the property, where the apartment is arranged to offer four bedrooms, one reception room, kitchen and two bathrooms. The accommodation would benefit from some modernisation, offering scope for improvement and potential to enhance returns.

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Commercial shops with a 4 bedroom apartment above
- Generating income with tenants in situ

PETER LARGE

ESTATE AGENTS



Total floor area: 233.6 sq.m. (2,515 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

59 This is how energy efficient the building is.

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Floor Area: 2515 sq. ft.

Tenure: Freehold

Service Charge: £0 per annum

Ground Rent: £0 per annum

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

62 This is how energy efficient the building is.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		