

Colwyn Bay – 10/10A Station Road, Clwyd LL29 8BU  
Freehold Retail & Residential Ground Rent Investment



BLUE ALPINE

PROPERTY CONSULTANTS





# Colwyn Bay – 10/10A Station Road, Clwyd LL29 8BU

## Freehold Retail & Residential Ground Rent Investment



### Investment Consideration:

- Purchase Price: £185,000
- Gross Initial Yield: 9.14%
- Rental Income: £16,900 p.a.
- VAT is NOT applicable to this property
- Comprises large retail shop t/a William Hill and residential flat at first and second floor (sold-off)
- Situated close to Colwyn Bay Station, providing regular services to Chester, Manchester and Holyhead
- Occupiers close by include Domino's Pizza (adjacent), Betfred (opposite), Santander, KFC and more.



### Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 10 (Ground Floor & Basement)	Ground Floor: 130 sq m (1,400 sq ft) Open plan retail, office, storage, wc Basement: 35 sq m (377 sq ft) Ancillary	William Hill Organization Limited*	15 Years from 10 January 2023	£16,900	Note 1: FRI Note 2: Rent review on 10.01.28 linked to CPI (cap & collar 2.5% - 5% p.a. annualised) and 10.01.33 open market upward only Note 3: Tenant option to determine on 10.01.33 with min 6 months notice Note 4: Tenant currently pays rent of £15,000 p.a. The rent would increase to a minimum of £16,900 p.a. in January 2028 (2.5% collar). The vendor would top up rent until 10.01.28, so the buyer receives the equivalent to £16,900 p.a. from completion
No. 10A (First & Second Floor)	First/Second Floor Flat: Sold-off	Individual	999 Years from 4 July 2025	Peppercorn	Note 1: FRI

\*William Hill Organization Limited forms part of 888 Holdings PLC,  
one of the world's leading online betting and gaming companies

Total                      £16,900

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### Property Description:

Comprises large retail shop t/a William Hill and residential flat at first/second floor which has been sold-off, providing the following accommodation and dimensions:

**Retail Shop: 165 sq m (1,777 sq ft)**

Ground Floor: 130 sq m (1,400 sq ft)

Open plan retail, office, storage, wc

Basement: 35 sq m (377 sq ft)

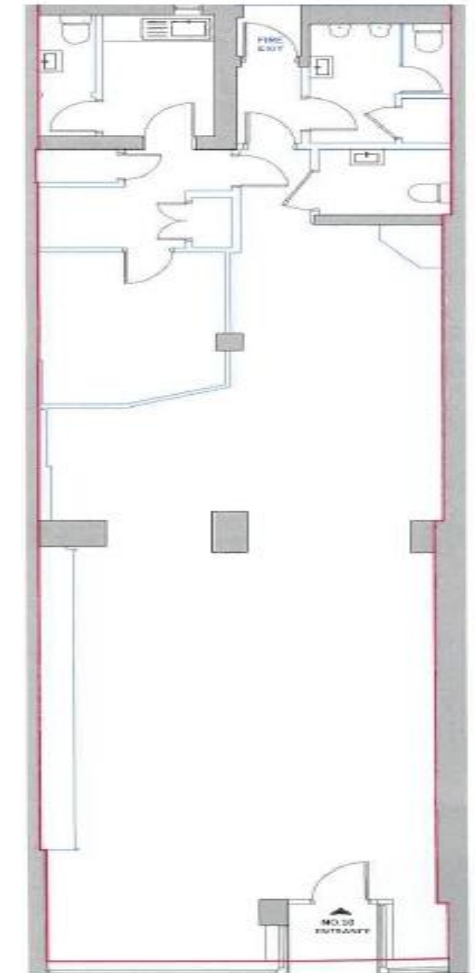
**Residential Flat: Sold-Off**

### Tenancy:

The retail shop is let to William Hill Organization Limited for a term of 15 Years from 10<sup>th</sup> January 2023 at a current rent of £15,000\* per annum and the lease contains full repairing and insuring covenants. Rent review on 10.01.28 linked to CPI (cap & collar 2.5% - 5% p.a. annualised) and 10.01.33 open market upward only. Tenant option to determine on 10.01.33 with min 6 months notice.

*\* The rent would increase to a minimum of £16,900 p.a. in January 2028 (2.5% collar). The vendor would top up rent until 10.01.28, so the buyer receives the equivalent to £16,900 p.a. from completion.*

The residential flat has been sold-off to an Individual for a term of 999 Years from 4<sup>th</sup> July 2025 at a ground rent of peppercorn.

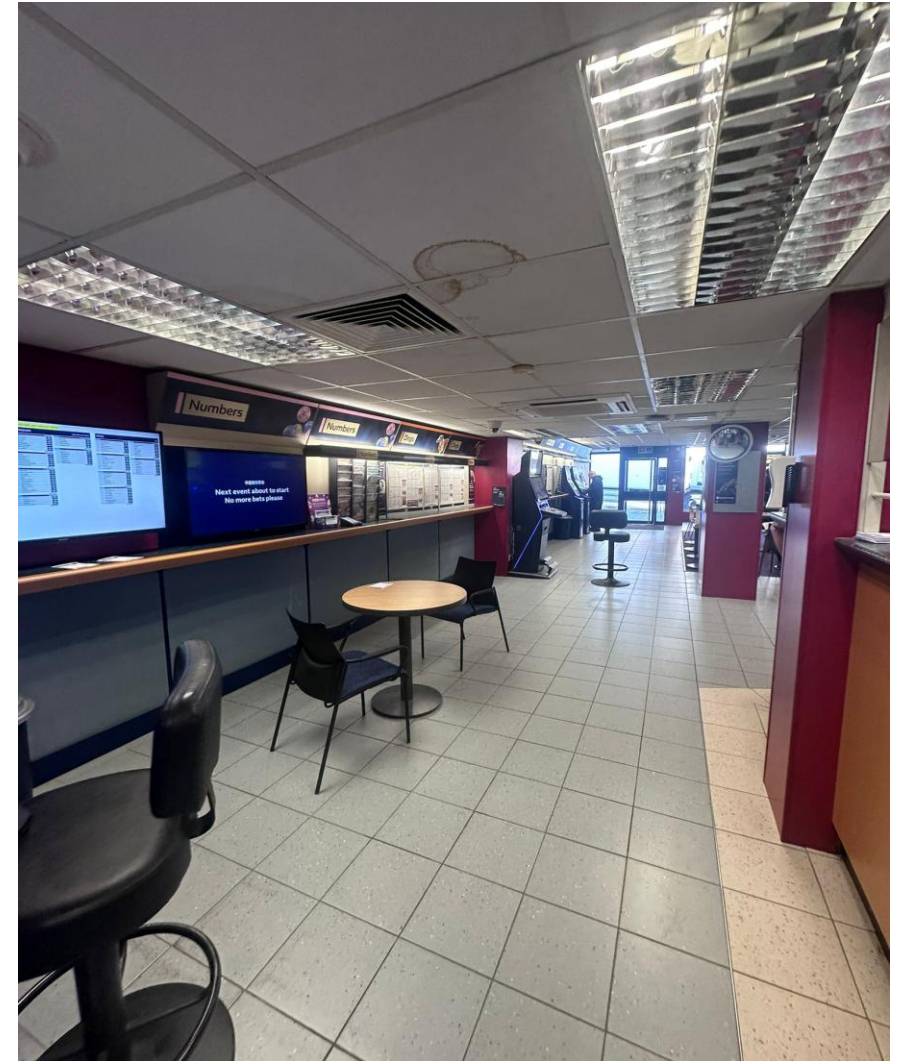


Ground Floor Shop



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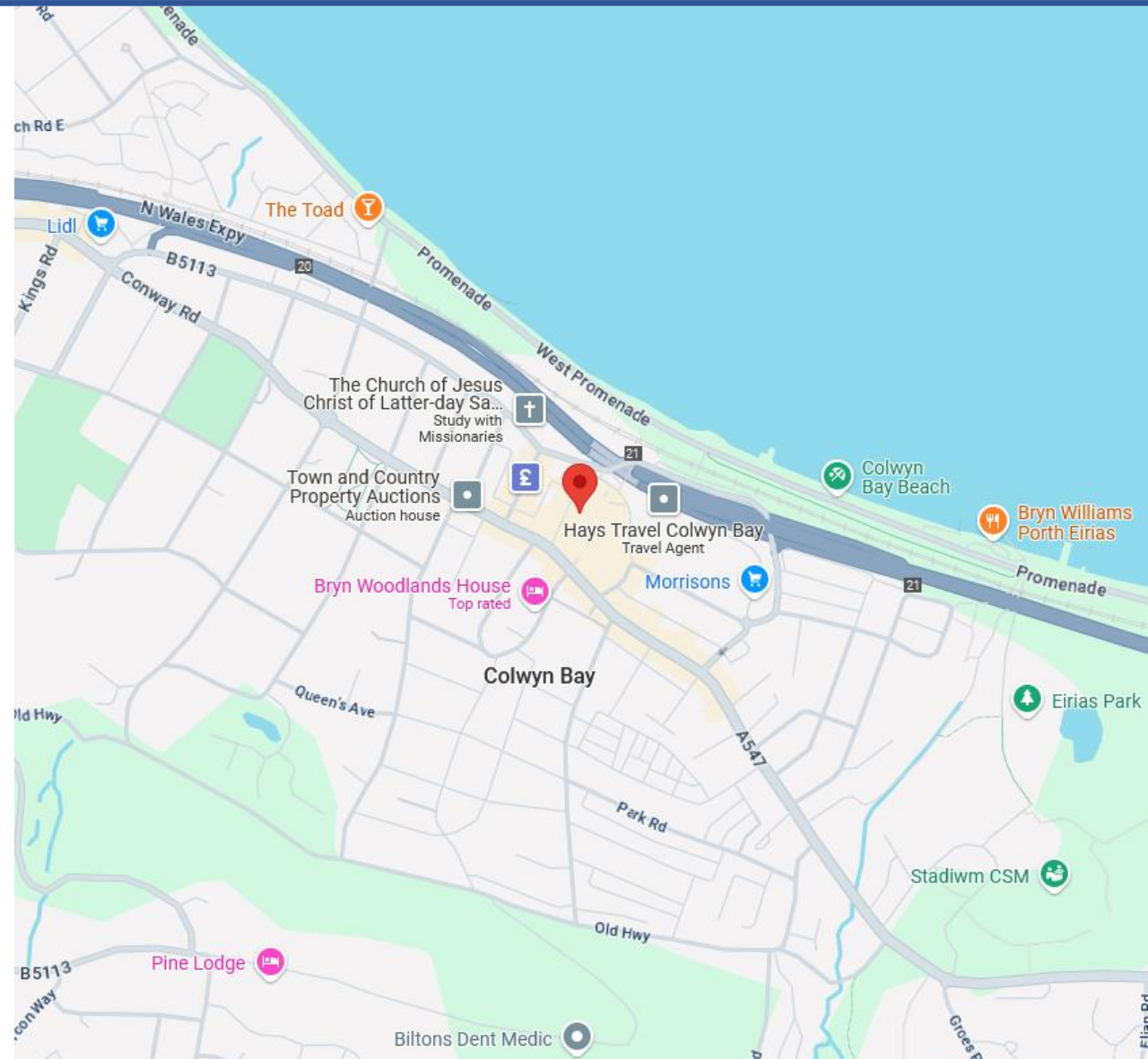
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### Location:

Colwyn Bay is a popular resort town on the North Wales Coast and close to Llandudno. Colwyn Bay Station is close to the property and provides regular services to Chester, Manchester and Holyhead. In close proximity to the A55 (Holyhead and Chester Expressway) with links to the M56 motorway. The property is situated on the east side of Station Road between its junctions with Conway Road and Victoria Avenue. Occupiers close by include Domino's Pizza (adjacent), Betfred (opposite), Santander, KFC, Subway, Costcutter, Amplifon and many others.





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### Contacts:

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