



Ref: SD 2137

## **Re-Development Opportunity - £350,000**

**Manchester House, 24 30 Denbigh Street, Llanrwst**



Owing to relocation of C L Jones Ltd (business) to a purpose-built unit on the industrial estate in Llanrwst, we are pleased to be offering the three lock up shop units together with a large rear yard and access and workshop. Considered suitable for alternative uses subject to planning consent being required.

**GUIDE PRICE**  
**£350,000 GUIDE PRICE**

**CALL US 01492 534881**

**St. Davids Commercial**  
Commercial House  
17 Coed Pella Road  
Colwyn Bay  
Conwy  
LL29 7BA  
VAT Reg No. 490 1639 43

Tel: (01492) 534881  
Email: [anyone@stdavidsproperty.com](mailto:anyone@stdavidsproperty.com)  
Web: [www.stdavidsproperty.com](http://www.stdavidsproperty.com)

**St Davids Property Management Ltd.**  
Address as Above  
Co. Reg. No. 02625193

ACCOMMODATION:

GROUND FLOOR –

Ground Floor – 570.84m<sup>2</sup>, circa 6216 square feet.

Kitchen / Store Room - circa 46m<sup>2</sup> circa 500 square feet.

1st FLOOR -

Retail space in total 1644 square feet, storage 4323 square feet.

2nd FLOOR -

Storage: 1796 square feet.

Rear Warehouse: 990 square feet.

Your home is at risk if you do not keep up repayments on a loan or mortgage secured upon it.

St. David's Commercial has not checked any fittings or fixtures and therefore cannot guarantee they are in working order.

**GUIDE PRICE**

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