



**St. Davids
Commercial**

TO LET

Ref: SD 2186

Industrial Unit - £14,500

Unit 8, Cae Bach, Llandudno



Substantial ground floor industrial unit presently used as a garage but client wishes to have use for light industrial.

NEW 3 / 5 YEAR LEASE

£14,500 PER ANNUM + INSURANCE

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
Web: www.stdavidsproperty.com

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



ACCOMMODATION

UNIT – 85'00" x 29'01" circa 2500 square feet with office and w.c with 3 phase electric.

Mezzanine flooring

Circa 60'00" x 30'00" or thereabouts.

TOTAL: 4300 square feet

NEW 3 YEAR LEASE:

£14,500 PER ANNUM + INSURANCE CIRCA £800.00 PER ANNUM

St David's Commercial has not tested any fixtures and fittings and cannot therefore guarantee they are in working order. Your home is at risk if you fail to keep up repayments on a loan or mortgage secured upon it.

NEW 3 / 5 YEAR LEASE

£14,500 PER ANNUM + INSURANCE