



**St. Davids
Commercial**

FOR SALE

Ref: SD 2208

Freehold Premises - £379,950

127 Upper Mostyn Street



Owing to retirement this prime Freehold premises situated on Upper Mostyn Street has become available.

Established as a leather shop handbags and luggage for over 60 years. Sold as a going concern with S.A.V or property only.

FREEHOLD

£379,950 FREEHOLD

CALL US 01492 534881

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



This premises comprises of five floors with retail arranged on the ground and part of the first floor at the rear. Grade II listed building so no EPC is required.

ACCOMMODATION

GROUND FLOOR: 28'06" x 21'07" – 620 square feet

FURTHER AREA: 17'06" x 14'11" – 253 square feet

REAR RAISED AREA: 20'09" x 17'00" – 355 square feet.

KITCHENETTE AND SEP W.C

Total square footage circa 1228 square feet.

ACCESS TO 1st FLOOR DISPLAY AREA.

20'07" x 17'11" – 353 square feet

DISPLAY AREA – 12 x 20 square feet

FRONT 1st FLOOR – WORKSHOP: 17'01" x 11'06"

16'00" x 15'03" – 240 square feet.

SEP w.c.

STORE: 10'00" x 5'00" circa 50 square feet.

2nd FLOOR FLAT – Centrally heated

LOUNGE: 16'04" x 12'09"

3 PIECE BATHROOM

KITCHEN: 16'05" x 15'02"

BEDROOM FRONT: 180 Square feet

BEDROOM: 16'05" x 15'05"

TOP FLOOR FLAT

KITCHEN: 15'08" x 10'09"

LOUNGE: 12'02" x 10'09"

3 PIECE BATHROOM

BEDROOM 1: 16'07" x 09'08"

BEDROOM 2: 09'06" x 06'05"

Side access to lower ground floor, extending to 1000 square feet or thereabouts would lease as an office or simular use.

Ideal investment proeprty with 5 letting units ERV £ 40,000 per annum when fully let.

Viewing by appointment only.

GUIDE PRICE

£379,950.00

St Davids Commercial has not checked any fittings or fixtures and therefore cannot 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.

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