

Ref: SD 2214

## **Quality Office Space - £375,000**

**Orme House, Blackmarsh Road**



**Orme House was substantially renovated in September 2017 and now provides 2 floors of high-quality offices plus 28 car spaces. The property has been finished to an exceptional standard and comes ready for immediate occupation. 8137 sq ft.**

**FOR SALE**  
**£375,000 FOR SALE PLUS VAT**

**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

- Fully Furnished
- 5 Directors rooms
- 100 MB Leased line available
- High speed WI-FI
- Projectors and TV screen included
- Fully fitted canteen
- 40 seat conference room
- LED lightening throughout plus external lighting

### **Car Parking**

The office benefits from 28 car parking space.

### **Utilities**

Occupier to pay own utility bills.

### **Broadband**

100MB Leased line with Wi-Fi throughout.

### **Energy Performance Certificate**

The property is very energy efficient with an EPC rating of B, 35.

### **Rates**

Rateable Value - £21,750

Rates Payable - £10,000

According to Conwy Council.

### **Anti-Money Laundering Regulations**

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### **Plans / Photographs**

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

### **Legal Costs**

Each party is to bear their own legal costs.

### **Viewing**

By Prior appointment with Colin Flannigan

### **Youtube:**

<https://www.youtube.com/watch?v=pNz3wGJAM2g>

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.

**FOR SALE**

**£375,000 FOR SALE PLUS VAT**