

Ref: ISO1

Investment Property - £125,000

62, 62A, 64 ABERGELE RD,



**SUPERBLY SITUATED ALMOST ON THE PELICAN CROSSING AT THE TOP OF GREENFIELD RD,
VIRTUALLY OPPOSITE CAMBRIAN PHOTOGRAPHY AND STERMAT IN A PARADE OF QUALITY
ESTABLISHED MIXED SHOPS. PROPERTY IS FULLY AVAILABLE AS AT 10.5.2021**

**GUIDE PRICE
£125,000 FREEHOLD**

CALL US 01492 534881

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THE BUILDING WAS MOSTLY EXTERNALLY INSULATED, RENDERED, NEW RAIN WATER GOODS AND THE FLAT HAD NEW DOUBLE GLAZED WINDOWS AND EXTERNAL REAR DOOR INSTALLED IN 2018.

62 ABERGELE RD. SUPERB, BROAD, DOUBLE FRONTED VICTORIAN SHOP FRONT WITH CENTRE DOORWAY. CURRENT TENANT LEAVING ON 31ST AUGUST 2020 DUE TO FAMILY CHILD HEALTH ISSUES. REFURBISHED IN 2018 TO A BEAUTY SALON BUT LENDS ITSELF TO NUMEROUS BUSINESS OPTIONS. LOWER SALON/ SHOP/ RECEPTION AREA WITH 4 STEPS LEADING TO UPPER AREA. REAR ACCESS LOBBY, REAR OFFICE / STORES / REST ROOM. TOILET. REAR ACCESS FROM SERVICE ROAD. WAS LET AT £350 PCM FOR 2 YEARS. NOW ASKING £375 PCM [£4500PA].

64 ABERGELE RD. CURRENTLY LET UNTIL 31ST AUGUST 2021 AT £2340 PA + INSURANCE CONTRIBUTION TOTTALLING £2604 PA. SAME TENANT SINCE OCTOBER 2014. COMPRISING LOCK UP SHOP, STAIRCASE TO 1ST FLOOR OFFICE, STAIRCASE TO 2ND FLOOR OFFICE AND TOILET. VACANT FROM 1ST SEPTEMBER 2020.

62A ABERGELE RD. A 2 STOREY FLAT OVER NUMBER 62 SHOP. LARGE FLAT WITH SECURE REAR ACCESS, REAR ENTRANCE LOBBY SHARED WITH 62 SHOP, LOCKED DOOR TO THE FLAT OFF AND STAIRCASE LEADING TO 1ST FLOOR LOUNGE / DINER, BREAKFAST KITCHEN [NEW C.H BOILER RECENT YEARS], BATHROOM, TOILET, STAIRCASE TO 2 LARGE DOUBLE BEDROOMS. SAME TENANT [SHORTHOLD TENANCY AGREEMENT] FOR MANY YEARS, £5400 PA AND THE MONTHLY RENT OF £450 HAS BEEN PAID ON THE 1ST OF EVERY MONTH WITHOUT FAIL.

ALL INFORMATION HAS BEEN PROVIDED BY THE OWNER.

POTENTIAL GROSS INCOME: £12,500 PER ANNUM

PRICE: £125,000 FREEHOLD

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.

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). St Davids Commercial for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. May 2020. Subject to contract.

GUIDE PRICE

£125,000 FREEHOLD