

Ref: SD 2345

## **Unrestricted D1 Use - £9,000**

**14 Knowles Road, Llandudno**



**Substantial Ground Floor Premises with unrestricted D1 use. Available on 3-year Lease or possible purchase.**

**NEW 3 YEAR LEASE  
£9,000 PER ANNUM**

**CALL US 01492 534881**

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

D1 uses in Wales are as follows and need no planning consent as they have it already.

- Places of Worship
- Creche/ Day Nursery
- Consulting Rooms
- Museum
- Art Gallery
- Public Hall
- Non Residential Education and Training Centre

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. June 2021. Subject to contract.

**NEW 3 YEAR LEASE**

**£9,000 PER ANNUM**