

Ref: SD 2405

Office / Industrial Unit - £45,000

Ground Floor St Davids House House, Eagles Farm Road, Mochdre



A fabulous opportunity reception w/c training rooms, circa 8000 square feet. There are 23 rooms which can be let as one, fantastic opportunity for a serviced office operator to take over the whole space and relet if required.

**NEW LEASE AVAILABLE
£45,000 PER ANNUM EXCLUSIVE**

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

Considered for many uses. Planning might be required.

Viewing by appointment only.

NEW 3 / 5 YEAR LEASE FRI TERMS

£45,000.00 PER ANNUM EXCLUSIVE

or

FREEHOLD

£475,000.00

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 2022. Subject to contract

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