



**St. Davids
Commercial**

FOR SALE

Ref: SD 2247

Offices Investment Opportunity - £250,000

27 Princess Drive, Colwyn Bay



For sale 100% Office Investment. Premises being sold as an investment opportunity, ideal as a S.I.P.P. or owner occupier purchaser. Premises arranged on 3 floors with 8 car parking spaces, centrally heated. EPC rating D

**GUIDE PRICE
£250,000 FOR SALE**

CALL US 01492 534881

St. Davids Commercial
Commercial House
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Colwyn Bay
Conwy
LL29 7BA
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Web: www.stdavidsproperty.com

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



GROUND FLOOR with entrance hall, shared kitchen

Office A (314 square feet)
Office D (288 square feet)

And rear store let at £5,000 per annum inclusive of gas/electric and water but excluding rates.

Office B 295 square feet let at £3,000 per annum inclusive of gas/electric and water but excluding rates

FIRST FLOOR OFFICES

(688 square feet) let at £11,000.00 per annum inclusive of gas/electric and water but excluding rates

Office E 1st Floor 605 square feet, let at £2,220.00 per annum

SECOND FLOOR

1000 square feet. Let at £8,100.00 per annum inclusive of gas/electric and water but excluding rates.

Total Income £29,300.00 per annum

Viewing strictly by appointment

GUIDE PRICE £250,000.00

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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