



**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**  
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**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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