



**St. Davids  
Commercial**

**LEASEHOLD**

Ref: SD 0186

## **Investment Premises - £170,000**

**10/10a Madoc Street, Llandudno**



Available to buy is this substantial, newly renovated shop premises together with maisonette. The property is superbly located off the town centre and affords double glazing and central heating. The property also benefits from a secure rear access, a new roller shutter door to the front.

## **LONG LEASEHOLD LONG LEASEHOLD £170,000**

**CALL US 01492 534881**

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



ACCOMMODATION:

GROUND FLOOR –

SHOP AREA: 44' 01" x 11' 06".

KITCHENETTE: 08' 06" x 05' 05". Situated at the rear.

W.C.

REAR DOOR:

REAR YARD: 23' 00" x 13' 03". With a shared access onto Brook Street.

**LET AT £4,500 PER ANNUM**

FIRST FLOOR -

LOUNGE: 13' 05" x 10' 02".

BATHROOM: 3 Piece.

KITCHEN: 06' 07" x 08' 03". With door to rear.

PATIO AREA: Superbly paved and situated on first floor.

SECOND FLOOR –

BEDROOM 1: 13' 02" x 10' 10".

BEDROOM 2: 13' 00" x 08' 02".

**NOW VACANT.**

OFFERS OVER £170,000.00

This is a leasehold property on a 999-year term from 1987 to Mostyn Estates. The ground rent payable is £3.00 per annum. The buildings insurance must be purchased through Mostyn Estate. The vendors have informed us that full plans were approved in 1992 for alterations and extension to the first and second floor. Also, an extension to the ground floor at the rear and alterations to the shop front.

Pillars and beams have been installed to support a concrete floor at the rear above the shop. The work was started in 1995 and 1996. It's all subject to planning approval.

*St Davids Commercial has not tested any fixtures or fittings 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.*

**LONG LEASEHOLD**

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