



**St. Davids
Commercial**

LEASEHOLD

Ref: SD 2337

Investment Property - £300,000

Hazelwood House, 21 Lloyd Street



Substantial retail premises situated on 2 floors in the road adjoining Mostyn Street and Madoc Street, Llandudno, held on a 999-year lease from September 1925 at a ground rent of £10.00 per annum.

LONG LEASEHOLD LONG LEASEHOLD £300,000

CALL US 01492 534881

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GROUND FLOOR

Extending to 570 square feet retail space and storage of 130 square feet and basement storage 525 square feet with staff w.c.

Estimated rental value of £12000 per annum.

3 Self Contained Apartments

1st Floor Apartment

EPC Rating E expires on 16/01/2023.

1 Bed self-contained apartment extending to 50m2 let at £465.00 Per Calendar Month.

2nd Floor Apartment

EPC Rating D expires on 26/03/2022 extending to 49m2 let at £465.00 Per Calendar Month.

3rd Floor Apartment

EPC Rating E expires on 09/05/2021 extending to 63m2 previously let at £465.00 Per Calendar Month.

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 2021. Subject to contract.

LONG LEASEHOLD

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