



**St. Davids  
Commercial**

**LEASEHOLD**

Ref: SD 2370

## **Owing to Relocation - £21,000**

**6 Lancaster Square, Conwy**



**Parisellas are relocating their town centre premises owing to expansion. Acquired by clients at auction who are now looking to lease the premises permission granted for bar/brewery**

## **NEW LEASE AVAILABLE LEASEHOLD £21,000**

**CALL US 01492 534881**

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



## ACCOMMODATION

GROUND FLOOR WORKSHOP 46m<sup>2</sup> – 500 square feet

STORAGE 8.45m<sup>2</sup> – 92 square feet

GARAGE/INDUSTRIAL UNIT 130.8m<sup>2</sup> – 1424.42 square feet

EXTERNAL STORAGE 23.78m<sup>2</sup> – 258 square feet

OFFICE 5.6m<sup>2</sup> – 60 square feet

Total square footage 2333

EPC - E

## VIEWINGS BY APPOINTMENT

Rental £21000 per annum . long term lease negotiable term

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. November 2021. Subject to contract

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**LEASEHOLD£21,000**