



**St. Davids
Commercial**

FOR SALE

Ref: SD 2385

Auction Property - £110,000

13aa / 15 Abergele Road, Colwyn Bay



The shop is situated at a corner location in the centre of the town within 100m of the railway station. Freehold sale of shop and 2 apartments (both tenanted).

FREEHOLD

£110,000 GUIDE PRICE

CALL US 01492 534881

St. Davids Commercial
Commercial House
17 Coed Pella Road
Colwyn Bay
Conwy
LL29 7BA
VAT Reg No. 490 1639 43

Tel: (01492) 534881
Email: anyone@stdavidsproperty.com
Web: www.stdavidsproperty.com

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



ACCOMMODATION

GROUND FLOOR: 855 Square Feet.

LOWER GROUND FLOOR: 662 Square Feet.

Estimated rental value: £8000 per Annum.

1st Floor – Self-contained 2-bedroom apartment newly renovated in 2000 – Let at £500.00 per calendar month.

2nd Floor - Self-contained 2-bedroom apartment 1 bed with study to tenant at £65.00 Per Week.

VIEWINGS BY APPOINTMENT ONLY. NO WALK INS.

Price Guide £90,000.00 - £110,000.00

Auction Date Thursday 10th April with All Wales Auction

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. February 2022. Subject to contract

FREEHOLD

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