

Ref: SD 2386

## **Retail Premises - £150,000**

**28 + 32 Princess Drive, Colwyn Bay**



**Double fronted shop premises situated in popular thorough fare adjacent to Wetherspoon.**

**NEW LEASE AVAILABLE  
FREEHOLD £150,000**

**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:

Accommodation according to VOA website is as follows.

OFFICE: 9.6m<sup>2</sup>  
KITCHEN: 3.66M<sup>2</sup>  
OFFICE: 21.04M<sup>2</sup>  
STAFF W.C  
RETAIL ZONE: 25.56M<sup>2</sup>  
26.03M<sup>2</sup>  
17.03M<sup>2</sup>  
11.00M<sup>2</sup>

Total square footage: 1252 Square Feet.

Viewings to be arranged by the office no walk-ins.

**FREEHOLD: £150,000.00**

10% return, ground floor premises is occupied on a 5 year lease with a 3 year break from 2022 at £15,000 per annum

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

**NEW LEASE AVAILABLE**

**FREEHOLD£150,000**