

Ref: SD 2004

Lock Up Premises - £20,000

157 Conway Road, Llandudno Junction.



This A1 retail premises situated next to a busy Co-Operative store at the top of the hill in Llandudno Junction is available Leasehold.

The property is elected for VAT and VAT will be charged at the appropriate rate on the rental price.

**NEW 5 / 10 YEAR LEASE
£20,000 PER ANNUM + VAT**

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:

All uses within the category of retail A1.

GROUND FLOOR

SALON: 24'6" (7.45 sq.m) frontage x 34'6" (10.48 sq.m) – 851'16" (78.1 sq.m)
OFFICE

TOTAL SQUARE FOOTAGE: 1638 square foot. (152.2 sq.m)

Further display area at front 40" (12.12 sq.m) x 16" (4.84 sq.m) with store 10 (3.0 sq.m) x 6 (1.81 sq.m) with slopping area to loading bay at the rear with double doors. Total 700 square feet. (65.03 sq.m)

TOTAL SQUARE FOOTAGE: 2338 Square feet. (217 sq.m)

Legal Costs: Each party is to be responsible for their own legal costs incurred with the transaction.

Energy Performance Certificate: E

Viewing strictly by appointment with the agent who will accompany.

NEW 5/10 YEAR LEASE

£20,000 Per Annum PLUS VAT.

Excluded from the 1954 ACT.

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. April 2022. Subject to contract

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