

Ref: SD 2409

Investment Property - £200,000

18/18a Station Road, Colwyn Bay and Ivy Street, Colwyn Bay



Investment property comprising of lock up shop premises let on a license basis to the Colwyn Victoria Pier Trust Ltd at a rental of £6,000.00 per annum. 1st and 2nd floor offices previously let a £4,800.00 per annum and tidy shop unit let at £4,000.00 per annum

FREEHOLD
FREEHOLD £200,000

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

GROUND FLOOR

According to VOA Business Wales is arranged as Retail Zone A and B, storage areas extending to 1295 square feet, let at £6,000.00 per annum. EPC instructed.

1ST/2ND FLOOR

Offices (potential to convert into maisonette) extending in total to some 1080 square feet, separate access. EPC instructed.

FRONT OFFICE 19'4" x 17'2" storage heater 333 square feet

REAR OFFICE 12'4" x 13'2" storage heater 163 square feet

KITCHEN/W.C./LOBBY 10'6" x 8'5" 85 square feet

Let at £4800.00 per annum

SECOND FLOOR

OFFICE 3 21' x 15' 315 square feet

OFFICE 4 14' x 13' 182 square feet

12 IVY STREET, COLWYN BAY

Circa 740 square feet. Let at circa £4,000.00 per annum.

EPC – 'G'

At Present all rents are paid upto date and on or before the due date.

FREEHOLD PRICE:

£200,000.00

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. June 2022. Subject to contract

FREEHOLD

FREEHOLD £200,000