



**St. Davids
Commercial**

FOR SALE

Ref: SD 2226

FOR SALE - £395,000

26 Castle Street, Conwy



Substantial prime A3 building in Conwy Town, grade 11 listed with offices on 1st / 2nd floor let producing an income of £670.00 per month. No EPC required.

FOR SALE

£395,000 GUIDE PRICE

CALL US 01492 534881

St. Davids Commercial

Commercial House
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Colwyn Bay
Conwy
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St Davids Property Management Ltd.

Address as Above
Co. Reg. No. 02625193



ACCOMMODATION:

GROUND FLOOR – Measurements according to VOA.

Zone A: 392 square feet.

Zone B: 353 square feet.

Zone C: 26 square feet.

Further area including disabled toilets 410 square feet.

Storage area: 216 square feet.

Total of 1400 sq feet or thereabouts.

Previously Let at £18,000 Per Annum

Sep access to 1st floors and 2nd floors

1st FLOOR – extending to circa 1250 square feet
Partially LET at £350.00 per month partially vacant.

2ns FLOOR – circa 650 square feet comprising of 3 offices, kitchen and staff w.c. Separate Let at £320.00 per month.

VIEWINGS – STRICTLY BY APPOINTMENTS THROUGH ST DAVID'S COMMERCIAL.

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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. July 2022. Subject to contract.

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