

Ref: SD 2424

Investment Premises - £170,000

270 / 272 Conway Road, Mochdre



In same ownership for some 22 years and in the past 100 years only owned by 3 parties, for sale either as a going concern or vacant owing to our clients retirement. Comprising lock up retail A1 Shop with rear Lock up shop and self contained 3/4 bed maisonette over. EPC rated 'D'.

FOR A LIMITED PERIOD

£170,000 REDUCED FOR A LIMITED PERIOD

CALL US 01492 534881

St. Davids Commercial
Commercial House
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Conwy
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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

Retail area with prep area/walk in fridge/freezer extending to some 56.2m2 circa 610 square feet.

Access to 3 store rooms and access to separate shop circa 200 square feet.

SIDE ACCESS SPACE FOR POTENTIAL REDEVELOPMENT

SELF CONTAINED MAISONETTE

Tenants have been in occupation on an Assured Shorthold Tenancy at a rate of £500.00 per month. Spacious, centrally heated, EPC 'D'

FIRST FLOOR

3-piece Bathroom
Kitchen/Lounge
Lounge/Bedroom
Bedroom 2

SECOND FLOOR

2 further Bedrooms
2 Store Rooms
Viewings on Mondays only, by appointment only.

REDUCED PRICE FOR A LIMITED PERIOD £170,000

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. September 2022. Subject to contract

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