



**St. Davids
Commercial**

FOR SALE

Ref: SD 2427

Investment Premises - £159,950

21 Madoc Street,



Available with full vacant possession, substantial retail premises arranged on 2 floors with living accommodation on the upper floors 2nd and 3rd floor. Potential rear access and a parking space at the rear too. 999 year lease from 30.4.2012 with ground rent of £12.00 per annum

GUIDE PRICE

£159,950 GUIDE PRICE

CALL US 01492 534881

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St Davids Property Management Ltd.
Address as Above
Co. Reg. No. 02625193



GROUND FLOOR

Retail and storage area extending to some 45m² circa 490 square feet

FIRST FLOOR

Further retail area and w.c. 31.86m² circa 346 square feet

SECOND FLOOR

Extending to some 346 square feet (potential accommodation)

THIRD FLOOR

Extending to some 186 square feet (maximum but with sloping roof)

VIEWINGS BY APPOINTMENT PLEASE

GUIDE PRICE £159,950.00

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. October 2022. Subject to contract

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