

Ref: SD 2451

Office Premises - £20,000

18 Trinity Square, Llandudno



Substantial 3 storey semi detached office building situated on Trinity Square with 10 car parking spaces, 6 at the front and 4 at the rear. Fully centrally heated EPC rating D until 03/03/2027.

NEW 3 YEAR FRI LEASE
£20,000 PER ANNUM

CALL US 01492 534881

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

Accommodation -

Very spacious hallway with leading to rear.

OFFICE 1

15'00" X 18'04" Duel Aspect Double Panel Radiator.

OFFICE 2

15'00" x 13'02"

OFFICE 3

11'00" x 09'07" leading to OFFICE 4 09'02" x 11'08" with central heating boiler.

½ landing separate w.c and store cupboard.

1st FLOOR

OFFICE 5

(side rear) 16'00" x 15'00" with wash basin and worktops.

OFFICE 6

15'01" x 13'02" radiator

OFFICE 7

14'01" x 16'08" radiator

OFFICE 8

11'05" x 09'09" radiator

TOP FLOOR – all self-contained ladies / gents w.c and fire escape

OFFICE 9

12'02" x 11'08" radiator

OFFICE 10

15'05" x 13'02" radiator

OFFICE 11

12'05" X 13'02" radiator

OFFICE 12

11'08" X 10'05"

Viewing by appointment, no direct access.

A total circa 3000 square feet available.

NEW FRI LEASE TERMS
3 YEAR LEASE TERM OR LONGER

PRICE £20,000.00 PER ANNUM

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.

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NEW 3 YEAR FRI LEASE

£20,000 PER ANNUM