



**St. Davids  
Commercial**

**LEASEHOLD**

Ref: SD 2452

## **Cleaning World - £10,000**

**34 Madoc Street, Llandudno**



**Vacant shop unit**

**NEW LEASE AVAILABLE**

**SEE DESCRIPTION £10,000**

**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](mailto:anyone@stdavidsproperty.com)

Web: [www.stdavidsproperty.com](http://www.stdavidsproperty.com)

**St Davids Property Management Ltd.**

Address as Above  
Co. Reg. No. 02625193



## **ACCOMMODATION**

Ground floor extends in total to some 81.72m<sup>2</sup> circa 890 square feet with rear access and staff w.c.

EPC rating 'F' (however our client will improve this to an 'E' so it can be legally let)

NEW LEASE AT A RENTAL OF £10,000.00 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.

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. March 2023. Subject to contract.

**NEW LEASE AVAILABLE**

**SEE DESCRIPTION £10,000**