



**St. Davids
Commercial**

LEASEHOLD

Ref: SD 2452

Cleaning World - POA

34 Madoc Street



Long established dry cleaning business. Excellent long standing business, numerous existing clients.

**NEW LEASE AVAILABLE
POA**

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
Web: www.stdavidsproperty.com

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



ACCOMMODATION

Ground floor extends in total to some 81.72m² 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)

OPTION 1

FOR SALE AS A GOING CONCERN
PREMIUM £20,000.00 FOR BUSINESS AND A
NEW LEASE AT A RENTAL OF £10,000.00 PER ANNUM

OPTION 2

AT LEAST 3 MONTHS NOTICE WILL BE REQUIRED
AVAILABLE AS A RENTAL UNIT
£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

POA