

Ref: SD 2465

Investment/Owner Occupier Opportunity - £665,000

3/5 Conwy Road, Colwyn Bay and 1/3/5 Woodlands Road West, Colwyn Bay



FOR SALE

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3/5 CONWY ROAD, COLWYN BAY

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AND

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1/3/5 WOODLANDS ROAD WEST, COLWYN BAY

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INVESTMENT/OWNER OCCUPIER OPPORTUNITY

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Part let retail units, part vacant office with substantial car park.

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Prime town centre location.

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PREMIUM
£665,000 GUIDE PRICE

CALL US 01492 534881

St. Davids Commercial

Commercial House
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Conwy
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Email: anyone@stdavidsproperty.com
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St Davids Property Management Ltd.

Address as Above
Co. Reg. No. 02625193



GROUND FLOOR 3/5 CONWY ROAD, COLWYN BAY
Extending to some 89.4m2 (973 square feet)
Let at £11,000 per annum

1 WOODLANDS ROAD WEST, COLWYN BAY
Vacant shop extending to circa 450 Square Feet.

3 WOODLANDS ROAD WEST, COLWYN BAY
Vacant shop extending to Circa 533 Square Feet.

5 WOODLANDS ROAD WEST, COLWYN BAY
Quality first and second floor offices
Extending to some 4366 square feet

First Floor – Offices, open plan, kitchen, ladies/gents w.c. facilities and shower room
Mezzanine kitchen

Second Floor – Open plan offices, kitchen, 2 offices

Substantial car park (potential redevelopment site)

GUIDE PRICE £665,000.00

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. April 2023. Subject to contract.

PREMIUM

£665,000 GUIDE PRICE