

Ref: SD 2486

NEW TRADE COUNTER - £20,000

Conway Road, Mochdre



Trade counter use, superbly appointed on the main road in Mochdre.

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NEW 5 YEAR LEASE TERM

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£20,000 PER ANNUM + VAT

CALL US 01492 534881

St. Davids Commercial
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St Davids Property Management Ltd.
Address as Above
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ACCOMMODATION

Detached trade counter unit extending to some 165m² (1800 square feet). Single phase, electric supply, roller shutter door on side. Potential for tenant to install mezzanine floor. Disabled WC.

Car parking for 5 cars at the side of the building (one disabled).

Presently occupied by Julia Jones Ltd who are relocating to larger premises next door.

Owner is RJ2 Holdings Ltd.

NEW 5 Year lease term £20,000 plus VAT 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. April 2023. Subject to contract.

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