

Ref: SD 2480

Very Rarely Available - For Sale Freehold - £300,000

Previously known as Penrhewl Stores, Paragon Fitness, Lower Denbigh Road, St Asaph



Previously used as a gymnasium, and kitchen showroom but considered suitable for many uses.

FREEHOLD
FREEHOLD £300,000

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
Web: www.stdavidsproperty.com

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

ACCOMMODATION

Very rarely available, a substantial open plan detached building extending in total to some 451.07m² (circa 5000 square feet). With side access to a rear car park fenced and space for approximately 10 cars.

EPC Rating B until 15/06/2033

Freehold Price £300,000

or

NEW 3/5 Year Lease at £22,000 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.

FREEHOLD

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