



**St. Davids
Commercial**

FREEHOLD

Ref: SD 2502

Prime Corner Located Property - £450,000

1 Mostyn Avenue, Craig-y-Don, Llandudno



Prime Freehold corner location situated in Craig-Y-Don. Very visual and a one-off opportunity to acquire a fabulous building.

FREEHOLD

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CALL US 01492 534881

St. Davids Commercial

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St Davids Property Management Ltd.

Address as Above
Co. Reg. No. 02625193



ACCOMMODATION

Ground Floor

Extending in total to some 1730 square feet or thereabouts, to include large display areas.
Separate W.C. and stock room with inner staircase to

First Floor

Previously used as a sales area for the ground floor, extending to some 1205 square feet.

Second Floor

Previously used as living accommodation and sales area, extending to some 1205 square feet.

EPC Rated E until 2033.

Viewings by appointment only.

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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. July 2023. Subject to contract.

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