

Ref: SD 2507

## **Vacant, Now Available - £115,000**

**13 Abergele Road, Colwyn Bay**



**Vacant premises for sale, freehold.  
Situated on a busy corner, ex-sandwich bar now available, vacant.**

**FREEHOLD  
FREEHOLD £115,000**

**CALL US 01492 534881**

**St. Davids Commercial**  
Commercial House  
17 Coed Pella Road  
Colwyn Bay  
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**St Davids Property Management Ltd.**  
Address as Above  
Co. Reg. No. 02625193

## ACCOMMODATION

Ground Floor  
Extending to 24.75m<sup>2</sup>  
Kitchen Area 4.44m<sup>2</sup>

First Floor  
Storage 15.88m<sup>2</sup> and WC

Second Floor  
Storage 22.35m<sup>2</sup>

Total square meterage 67.42m<sup>2</sup> (733 square feet)

Rear Access

For Sale, Freehold £115,000

EPC rating 'D'

Viewings Strictly By Appointment.

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.

**FREEHOLD**

**FREEHOLD £115,000**