

Ref: SD 2521

Easy Access to A55 - £40,000

Unit 1, Abergele Road, Rhuddlan



Situated in a very accessible location at the end of the A525 Rhuddlan to St. Asaph carriageway, with easy access to the A55.

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Held under title number WA 745694

NEW LEASE AVAILABLE
£40,000 PER ANNUM + VAT

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

Premises extends to some
120'6 x 40 open plan area with roller shutter doors with WC – 4,800 square feet

Office 1 12'8 x 14'8 (190 square feet)

Office 2 21 x 17.2 (360 square feet)

Office 3 10 x 9 (90 square feet)

Office 4 13 x 13'3 (170 square feet)

Circa 5420 square feet in total or thereabout.

Large car park extending in total to 0.28 acre of thereabout.

Asbestos report available.

EPC Rating D expiring 23/2/2030.

Viewing by appointment only.

Agent has the key.

NEW LEASE £40,000 Per annum Plus VAT.

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. October 2023. Subject to contract.

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