

Ref: SD 2531

Prime Industrial Investment - £1,390,000

102 - 106 Ffordd Maelgwyn, Llandudno Junction



HELD UNDER TITLE NUMBER WA 580895 FREEHOLD

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TOTAL INCOME £92890 PLUS VAT

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**New roof with 30 year guarantee from 2023.
New gutters with 25 year guarantee from 2023.
Electrical reports with all units.
Private Sewerage.**

PRICE PLUS VAT£1,390,000

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
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St Davids Property Management Ltd.

Address as Above
Co. Reg. No. 02625193



ACCOMMODATION

102 – 103 Ffordd Maelgwyn, Llandudno Junction, LL31 9PN

Let to Tanners Wines Ltd on a full repairing lease from 2/6/2023 to 1/6/2040.
Rent review 1/6/2027, 1/6/2031, 1/6/2035 and 1/6/2039.
Passing rent £36,550.00, with service charge £38,377.00. Rents subject to VAT.
Each unit 2150 square feet, in total 4300 square feet.
EPC Rating D – Expires on 1/12/2024.

104-105 Ffordd Maelgwyn, Llandudno Junction, LL31 9PN

Let to Reno-Tech Ltd guaranteed by Stephen Talbot from 19/12/2018, review 19/12/2022, 19/12/2026 on a 10 year full, repairing lease.
Passing rent with service charge is £39,560.00 plus VAT.
Each Unit extends to 2150 square feet in total 4300 square feet.
EPC Rating D – Expires on 1/12/2024

106 Ffordd Maelgwyn, Llandudno Junction, LL31 9PN

10 year lease from 1/1/2021 let to North Wales Fire Authority.
Rent Review date 1/1/2025 and 1/1/2029.
Rent including service charge £14953.00 plus VAT.
EPC Rating C – Expires 3/1/2033.

TOTAL RENTAL £92890.00 PLUS VAT

VIEWING BY APPOINTMENT ONLY

PRICE 1.39 MILLION 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.

PRICE PLUS VAT£1,390,000