

Ref: SD 2544

## **Industrial Premises - £26,500**

**The Factory, Builder Street West, Llandudno**



**Substantial industrial premises, fenced with yard, car park. Situated in very popular area in Llandudno opposite C.L. Jones Builders merchants and adjacent to Clifton Glass. Split in to unit 1a and 1b . 1a is under offer**

**£26,500 PER ANNUM**

**CALL US 01492 534881**

**St. Davids Commercial**  
Commercial House  
17 Coed Pella Road  
Colwyn Bay  
Conwy  
LL29 7BA  
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**St Davids Property Management Ltd.**  
Address as Above  
Co. Reg. No. 02625193

The building extends to some 6830 square feet., with 2830 sq ft under offer unit 1A , UNIT 1B  
Extends to circa 4000 sq ft and is available at £26500 per annum no vat

EPC Rating 'C' valid until 15/6/33

Viewing by appointment with Agent who has the key

RENTAL £26500 – NO 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. January 2024. Subject to contract.

**£26,500 PER ANNUM**