

Ref: SD 2548

Warehouse Buildings - £14,500

Warehouse Buildings, Llawr Ynys, Dolwyddelan, Nr Betws-Y-Coed



**Ideal Storage and Distribution Warehouse.
Arranged as four units.**

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New Leases available from £14,500.00 per annum.

**NEW LEASE AVAILABLE
£14,500 PER ANNUM**

CALL US 01492 534881

St. Davids Commercial
Commercial House
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Conwy
LL29 7BA
VAT Reg No. 490 1639 43

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Email: anyone@stdavidsproperty.com
Web: www.stdavidsproperty.com

St Davids Property Management Ltd.
Address as Above
Co. Reg. No. 02625193

Accommodation

EPC Rating C from 10/12/2023.

Extending in total to some 18,752 square feet or thereabouts.

Arranged as 4 Units;

Unit 1 – 3600 square feet – Rental 12,600 per annum

Unit 2 - 3600 square feet – Rental £12,600 per annum

Unit 3 – 3600 square feet – Rental £12,600 per annum

Unit 4 - 8000 square feet – Rental £18,000 per annum

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 2023. Subject to contract.

NEW LEASE AVAILABLE

£14,500 PER ANNUM