

Ref: SD 2562

Open Plan Industrial Unit - £17,000

Unit 3, The Old Woodyard, St. Asaph



**Open plan Industrial Unit with 3 phase, 2 roller shutters and yard.
Circa 5,000 square feet.**

**NEW 3 YEAR LEASE
£17,000 PER ANNUM**

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

45 X 108 circa
4860 square feet

New 3 Year Lease
Outside of Landlord and Tenant Act 1954.

To Let £17,000 per annum

VIEWING BY APPOINTMENT ONLY PLEASE.

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. February 2024. Subject to contract.

NEW 3 YEAR LEASE

£17,000 PER ANNUM