

Ref: SD 2576

Superb Offices - £495,000

St. Georges Church, Church Walks, Llandudno



**Grade II listed Church (now superb offices) built in 1840.
Closed in 2002, acquired and used as an antique emporium and then acquired by our clients who
expertly converted the building into offices on 2 floors.
TITLE NUMBER CYM 112955.**

£495,000 PRICE

CALL US 01492 534881

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ACCOMMODATION

The building is a 999 year lease, with a peppercorn ground rent. The Church attend to the grounds and the graves in the grounds.

Part of the ground floor is let to a private property company on a 6 year lease from 16/11/2021, at a rental of £18,000 per annum. 3 year rent review.

Whole building extending to some 430m2, 4682 square feet or thereabouts, previously let at £50,000.00 per annum.

PRICE £495,000.00

VIEWING BY APPOINTMENT ONLY

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. March 2024. Subject to contract.

£495,000 PRICE