TO LET

Ref: SD 2803

# Vacant Premises - £25,000

Pearsons Garage, Off Trinity Avenue, Llandudno




Lock up premises presently used as storage.

## NEW LEASE AVAILABLE

## £25,000 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

National Association of Estate Agents

Accommodation

Extending in total to some 422m2, circa 4600 square feet.

Outside fenced yard extending to some 9000 square feet or thereabouts.

The building has 3 phase electricity and water supply.

EPC Rating C

Rateable Value £10,750 (this is not the amount payable).

New Lease £25,000 per annum.

VIEWINGS STRICTLY 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. September 2026. Subject to contract. Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors.

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