



**St. Davids
Commercial**

TO LET

Ref: SD 2647

Owing to Relocation - £8,000

27a Rhos Road, Rhos on Sea



Lockup A2 office premises which is available for the first time in 16 years owing to re-location, also with retail A1 use.

NEW LEASE AVAILABLE
£8,000 PER ANNUM

CALL US 01492 534881

St. Davids Commercial
Commercial House
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Conwy
LL29 7BA
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St Davids Property Management Ltd.
Address as Above
Co. Reg. No. 02625193



Accommodation

Ground floor extending to some 51m2 circa 555 square feet.

Energy Performance Certificate – E valid until June 2025. New EPC is getting processed.

All offers will be subject to landlords' approval.

3 months rent deposit required plus 3 months rent in advance.

NEW LEASE AVAILABLE

PRICE: £8,000 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 2025. 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.

NEW LEASE AVAILABLE

£8,000 PER ANNUM