

Ref: SD 2649

Owing to Relocation - £14,500

18/20 Penrhyn Road, Colwyn Bay



Owing to relocation after 12 years in occupation. Retail A1 shop premises / gymnasium use also.

NEW 3 / 5 YEAR LEASE
£14,500 PER ANNUM + BUILDING INSURANCE

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

Extending in total to some 202m² – 2200 square feet with further store area at rear 32 x 12'2" circa 409 square feet.

Energy Performance Certificate – D

Total 2609 Square feet.

NEW 3 /5 YEAR LEASE

£14,500 PER ANNUM PLUS INSURANCE CONTRIBUTION

Or For Sale on a 999 Year Lease

£145,000.00

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 3 / 5 YEAR LEASE

**£14,500 PER ANNUM + BUILDING
INSURANCE**