

Ref: SD 2674

## **Superbly Appointed Investment Property - £300,000**

**7 Lancaster Square, Conwy**



**Superbly appointed investment property situated in the heart of Conwy town,  
providing an income of £26,200.00 per annum.**

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**FREEHOLD**  
**FREEHOLD£300,000**

**CALL US 01492 534881**

**St. Davids Commercial**  
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**St Davids Property Management Ltd.**  
Address as Above  
Co. Reg. No. 02625193

## Accommodation

- Ground Floor - extends to some 53m<sup>2</sup> (577 square feet) and trades as a Florist. Lease is on a 3 year term from 1st February 2024 and produces £10k per annum. EPC expired June 2023.
- Flat 1 - Excellent appointed apartment extending to some 39m<sup>2</sup> (425 square feet) producing £700.00 per month, £8,400.00 per annum. EPC Rating D – expires 15/10/2028.
- Flat 2 – Extending to some 38m<sup>2</sup> (413 square feet) Producing £650.00 per month, £7,800.00 per annum. EPC Rating D – expires 15/10/2028.

**FREEHOLD - £300,000.00**

**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. April 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.

**FREEHOLD**

**FREEHOLD£300,000**