



**St. Davids
Commercial**

FREEHOLD

Ref: SD 2686

Prime Freehold Premises - £295,000

Lily Lace, 18 Colwyn Avenue,



**Substantial spacious mid-terraced premises situated in the heart of
Rhos-On-Sea.**

FREEHOLD

GUIDE PRICE £295,000

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

Ground Floor – Open Plan area extending in total to some 258.28m² (2809 square feet)

EPC Registered D – expiring on the 10/4/2032.

At the rear there is a roller shutter to a large workshop area/store extending to circa 138m² (1500 square feet)

GUIDE PRICE - £295,000.00 FREEHOLD

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

GUIDE PRICE £295,000