

Ref: SD 2688

Light Industrial Premises - £275,000

4B Rhiw Road, Colwyn Bay



Substantial unusually shaped premises extending on two floors to circa 8312 square feet with outside car parking for circa 6 cars with double gates on one side.

GUIDE PRICE
£275,000 GUIDE PRICE

CALL US 01492 534881

St. Davids Commercial
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St Davids Property Management Ltd.
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Accommodation

Substantial light industrial premises/workshop extending on two floors to circa 8312 square feet.

Presently rented to X-Ray on a further 2 year lease expiring on the 30/4/2026 at a rental of £24,000.00 per annum.

Guide Price £275,000.00

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. JULY 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.

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