



**St. Davids  
Commercial**

**TO LET**

Ref: SD 2703

## **New Lease Available - £17,000**

**2 Abergele Road, Colwyn Bay**



**Ex Nat-West Banking Hall now available on a new lease.**

**£17,000 PER ANNUM**

**CALL US 01492 534881**

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



Accommodation

Extending in total to some 6,000 square feet or thereabouts.

EPC Rating D expiring 22/07/2035.

Use A2 (Office) or A1 (Retail)

Comprising 6 offices on the ground floor.

Separate ladies/gents w.c.

Access on side to w.c.'s x 2, fire escape, first floor kitchen/staff room – 400 square feet.

Second Floor – 3 offices.

Third Floor – 3 rooms circa 550 square feet.

NEW 3/5 YEAR LEASE AT RENTAL OF £17,000.00 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. 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.

**£17,000 PER ANNUM**