

Ref: SD 2709

New 3/5 Year Lease - £23,000

Atlantic House, Black Marsh Road, Mochdre



Previously occupied as the Head Office for a local company, with existing use for B1, B2, B8. Client is looking for a clean, tidy operator (no garage use).

NEW LEASE AVAILABLE

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

Detached building with roller shutters both sides, extending to some 3691 square feet set in 0.31 acres.

EPC Rated E – expiring 27/07/2033

NEW 3/5 YEAR LEASE

RENTAL £23,000.00 PER ANNUM (NO VAT) PLUS INSURANCE

AVAILABLE FROM 2/09/2025

VIEWING STRICTLY BY APPOINTMENT

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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