

Ref: SD 2525

Minimum 3 Year Lease - £20,000

Unit 5B, Tir Llwyd Industrial Estate, Kinmel Bay



Superbly appointed Light Industrial Unit, very clean and tidy, roller shutters to the front. 3 phase electrics. Ladies/Gents W.C.'s Separate offices. Previously a clothing unit and builders' store.

Estate Agents Act 1979 – Property is owned by proprietors St. Davids Commercial since 2003.

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

Extending in total to some 3750 square feet.

Good sized yard/car park.

Full repairing and insuring lease

MINIMUM 3 YEAR LEASE

3 MONTHS DEPOSIT AND RENT QUARTERLY IN ADVANCE

RENTAL YEAR 1 - £20,000.00 PLUS VAT

VIEWING STRICTLY BY APPOINTMENT

Estate Agents Act 1979 – Property is owned by proprietors St. Davids Commercial since 2003.

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. August 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.