



**St. Davids
Commercial**

FOR SALE

Ref: SD 2794

Substantial Freehold Office Premises - £250,000

9 Wynnstay Road, Colwyn Bay



Substantial freehold office premises

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presently occupied and owned by North Wales Tourist Board.

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Spacious offices, ideal for owner occupier or investor.

£250,000 FREEHOLD

CALL US 01492 534881

St. Davids Commercial
Commercial House
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Colwyn Bay
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Web: www.stdavidsproperty.com

St Davids Property Management Ltd.
Address as Above
Co. Reg. No. 02625193



ACCOMMODATION

Lower Ground Floor

Extends to some 200 square feet or thereabouts.

Ground Floor

Extending to some 855 square feet.

Open plan at front, board room, kitchen and wc at rear.

First Floor

Extending to some 562 square feet.

Partially let to Marie Curie at £410.00 per month. KPS pay £150.00 per month for a small office on the first floor, they are also holding over.

Second Floor

Extends to 650 square feet.

Parking front and side for 12 cars.

FREEHOLD £250,000.00

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. August 2026. 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.

£250,000 FREEHOLD