Ref: SD 2795

# INVESTMENT PROPERTY - £160,000

50/52 Marine Road Pensarn




Lock Up Shop Premises with 2 Flats.

## GUIDE PRICE

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Address as Above
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NAEA
National Association of Estate Agents

ACCOMMODATION

Lock Up Shop Premises – Ground Floor extending to 125.97m2 (1,370 square feet)

EPC Rating newly instructed

Existing Lease – Rental is £400.00 per month from 01/01/2023.

Flat 1 – First Floor extending to 65m2 (707 square feet).

Very spacious 1 bed apartment, currently vacant.

EPC Rated C expiring 15/09/2033.

Flat 2 – Extending to 57m2 (620 square feet).

Very spacious.

EPC Rated C expiring 13/01/2033.

Loft – Vacant, open plan space extending to 660 square feet.

GUIDE PRICE £160,000.00

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.

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