



**St. Davids  
Commercial**

**FOR SALE**

Ref: SD 2270

## **Investment Premises - £600,000**

**22 Conway Road and 1a, 1b, 1c Penrhyn Road**



**Substantial Mixed-Use Investment Property comprising 7 self contained apartments, 2 offices/2 shops producing an income circa £55,000.00 per annum. EPC's all commissioned by Coles Knapp.co.uk**

**GUIDE PRICE**

**£600,000 GUIDE PRICE**

**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](mailto:anyone@stdavidsproperty.com)  
Web: [www.stdavidsproperty.com](http://www.stdavidsproperty.com)

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



22 CONWAY ROAD, COLWYN BAY - Let to Countrywide at £13,750.00 per annum  
Ground Floor – 951 square feet  
Mezzanine – 788 square feet

1A PENRHYN ROAD, COLWYN BAY – Let at £2,500.00 per annum  
Retail – 132 square feet  
Store – 64.2 square feet

1B PENRHYN ROAD, COLWYN BAY – Let at £3,825.00 per annum  
Retail, Jewellers – 232 square feet

1C PENRHYN ROAD, COLWYN BAY – Let at £5,200.00 per annum  
Let as Care Agency  
Ground Floor – 234 square feet  
First Floor – 498 square feet

APARTMENTS – All 1 Bed, heated, newly renovated 7 years ago, rentals are per month

1. £325.00 EPC - D
2. £375.00 EPC - E
3. £395.00 EPC - E
4. £340.00 EPC - D
5. £360.00 EPC - D
6. £350.00 EPC - D
7. £375.00 EPC – E

TOTAL RENTS: £30,470.00 PER ANNUM

TOTAL RENT ROLL £55,695.00

GUIDE PRICE £600,000.00

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.

**GUIDE PRICE**

**£600,000 GUIDE PRICE**