



**St. Davids
Commercial**

FOR SALE

Ref: SD 2446

Investment Property - £185,000

39 / 41 / 43 Llandudno Road, Rhos on Sea



A quality investment property in our clients ownership for 20 years, in a popular trading location next door to the Co Op. This property comprises of two lock-up shops and a quality maisonette and parking outside. There is a garage included in the tenancy of the apartment

**OFFERS OVER
£185,000 OFFERS OVER**

CALL US 01492 534881

St. Davids Commercial
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GROUND FLOOR ACCOMMODATION

41 Llandudno Road – VACANT, the estimated rental value is £4,000 Per Annum.
EPC is rated D expires on 12/12/2032.

43 Llandudno Road – now vacant but ERV OF £5000 per annum
EPC is rated D expires on 12/12/2032.

Total Square footage for both units, 85m2.

Separate access to a fabulous maisonette on the ground floor, let from 27/06/2018 on an assured shorthold tenancy at a rental of £625.00 per calendar month.
EPC is rated E expires 5th June 2028.

Apartment extends to 127m2 circa 1383 sq feet. 3 Bedroom apartment.

Property fully occupied would achieve £16000.00 per annum.

PRICE OFFERS OVER

£185,000.00

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.

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. JANUARY 2023. Subject to contract.

OFFERS OVER

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