



Ref: SD 2446

## **Investment Property - £200,000**

**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.**

**OFFERS OVER  
£200,000 OFFERS OVER**

**CALL US 01492 534881**

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

## 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 – been let since 2013, annual rent is £4,380 Per Annum.  
EPC is rated D expires on 12/12/2032.

Total Square footage for both units, 85m<sup>2</sup>.

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 127m<sup>2</sup> circa 1383 sq feet. 3 Bedroom apartment.

Property fully occupied would achieve £15,880.00 per annum.

## PRICE OFFERS OVER

£200,000.00

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**

# **£200,000 OFFERS OVER**