

Ref: SD 2489

## **Freehold Clinic and Health Centre - £395,000**

**Oxford House, Oxford Road, Llandudno**



**Rare Freehold Clinic and Health Centre situated in the centre of Llandudno and adjacent to Asda and Police Station. Situated in an improving mixed use area.**

\r\n

**Built circa 1880, solid stone elevations under a red tiled roof with some flat roof extensions.**

**FREEHOLD  
PRICE £395,000**

**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

## **ACCOMMODATION**

Extending in total to some 458 square metres or 5000 square feet.

EPC Rating E until 30/11/2032.

Some of the offices are let to companies in the health care business.

### **Ground Floor**

Reception	400 square feet
Waiting Room	102 square feet
Gymnasium/Workroom	120 square feet
Treatment Rooms	688 square feet
Front Porchway	200 square feet
Toilet	100 square feet

### **First Floor**

Staff Room	133 square feet
Store Room	100 square feet
Treatment Rooms	814 square feet
Two Further Rooms	150 square feet

### **Residential Flat**

Lounge	12'7 x 10'2
Study	11'7 x 4
Bedroom 1	13 x 10'7
Kitchen	12 x 7'10
Bathroom	7'9 x 5'8

FREEHOLD, PRICE £395,000.00

VIEWINGS BY APPOINTMENT ONLY PLEASE.

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. April 2023. Subject to contract.

**FREEHOLD**

**PRICE £395,000**