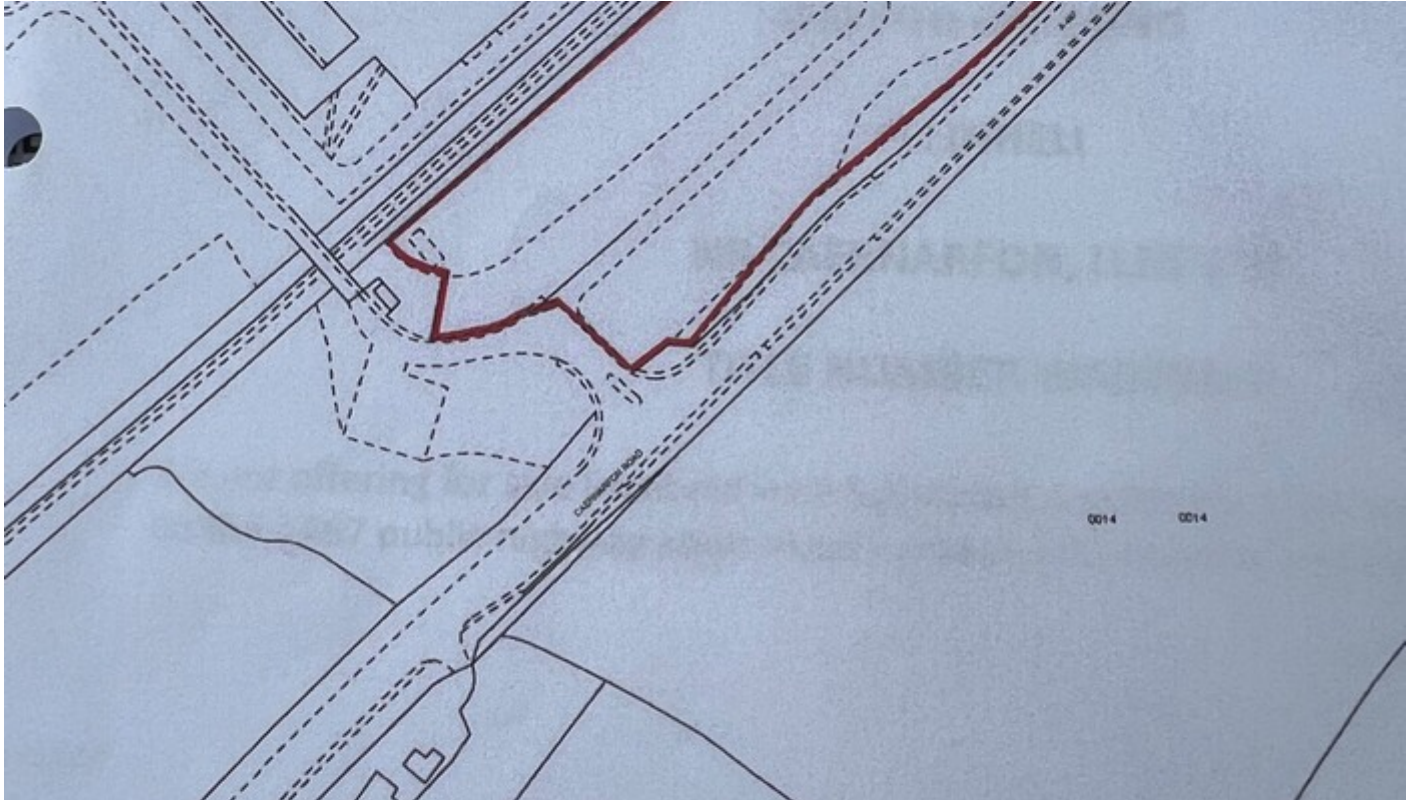


Ref: SD 2494

## **Freehold Employment Land - £1,350,000**

**Employment Land At Griffith Crossing, Felinheli, Near Caernarfon**



**TITLE NUMBER WA965076**

\r\n

**We are offering for sale Freehold with full vacant possession 6.09 acres situated on the A487 public highway equidistant between Caernarfon and Felinheli.**

**FREEHOLD**  
**FREEHOLD £1,350,000**

**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

The site is a protected employment site and comprises an area previously used a car parking for the adjacent site, the Ferodo Industrial Estate.

SITE PLAN – Attached

VIEWING – on site with care during daylight hours

PRICE £1.35 MILLION

EQUATING TO CIRCA £225,000.00 PER ACRE

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. July 2023. Subject to contract.

**FREEHOLD**

**FREEHOLD £1,350,000**