

Ref: SD 2509

## **Superb Investment Property - £935,000**

**74 Mostyn Street, Llandudno**



**Superb investment property let to Mountain Warehouse on a full, repairing and insuring lease from 1st July 2019 on a 10 year lease term at a passing rent of £75,000 per annum plus VAT.**

**PRICE PLUS VAT**  
**£935,000 PRICE PLUS VAT**

**CALL US 01492 534881**

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

## ACCOMMODATION

Ground Floor extends to 270.94m<sup>2</sup> (2950 square feet) according to VOA website, and first floor offices and lift shaft extends to some 437 square feet.

Price £935,000.00 plus VAT.

Viewings Strictly By Appointment Only.

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.

**PRICE PLUS VAT**

**£935,000 PRICE PLUS VAT**