

Ref: SD 2578

Excellent Location - £195,000

Unit 2, Nant Y Gamar Road, Llandudno



**Lockup mid-terraced industrial/retail unit previously occupied by a carpet retailer.
In need of repair and renovation, open plan unit with roller shutter.
Overlooking Bodafon Fields, excellent location.**

FREEHOLD£195,000

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
Web: www.stdavidsproperty.com

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

ACCOMMODATION

Parking at the front for 6 cars.

Extending to some 4,000 square feet.

EPC Rating F – but if heating is taken out will improve to a D.

FREEHOLD £195,000

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. March 2024. Subject to contract.

FREEHOLD£195,000