

Ref: SD 2589

Top Quality Ground Floor Offices - £25,000

Raymond Court, Princess Drive, Colwyn Bay



**TOP QUALITY GROUND FLOOR OFFICES
PREVIOUSLY USED AS A BANKING OFFICE**

£25,000 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

Excellent condition, mostly open plan with gas fired central heating, double glazed. 2 private offices, glazed, kitchen. 2 storerooms, fire exit, fitted kitchen.

Extending to circa 1876 square feet or thereabouts.

Car Parking for 7 cars.

New 3/5 Year Lease or longer if required.

Rental £25,000.00 plus VAT.

Viewing 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. May 2024. Subject to contract. Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors.

£25,000 PLUS VAT