

Ref: SD 2607

## **Offices with Parking - £175,000**

**23 Wynnstay Road, Colwyn Bay**



**A prominent corner location arranged as ground, first and second floor offices, with car parking for 6/8 cars. The property has been in our clients' ownership since 1985 and is available freehold owing to clients' retirement. Offices are centrally heated.**

**FREEHOLD£175,000**

**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

Access to hallway with door to  
Ground Floor

Office 1 - 10'3" x 16'2" - 162 square feet.

Office 2 - 14 x 18'3" - 256 square feet.

Reception - 135 square feet.

Entrance - 216 square feet.

Office 3 - 157 square feet.

Storage - 146 square feet.

Kitchen - 30 square feet.

TOTAL - 1250 square feet.

## First Floor

Office 1 - 16'7" x 8'3" - 138 square feet.

Office 2 - 23'4" x 16'9" - 395 square feet.

Office 3 - 13'3" x 14'6" - 194 square feet.

Office 4 - 28'2" x 14'4" - 406 square feet.

TOTAL - 1133 square feet.

## TOP FLOOR SELF CONTAINED

Office 1 - 15'4" x 13'8" - 212 square feet.

Office 2 - 17'3" x 15'7" - 2761 square feet.

Office 3 - 42 x 15'5" (2 offices) - 630 square feet.

Office 4 - 18'8" x 10'8" - 188 square feet.

TOTAL - 1301 square feet.

Total useable space 3684 square feet.

Available freehold with vacant possession.

## FREEHOLD

£175,000.00

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 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.

**FREEHOLD£175,000**